



DOWNTOWN DEVELOPMENT OPPORTUNITY | FOR SALE

335

KING STREET | \$10,000,000

324

YORK STREET | \$6,500,000

London, ON

Can be sold individually or as a package



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

PROPERTY HIGHLIGHTS

These properties can be sold individually or as a package. Combined, these two parcels total 1.2 acres. This desirable site is located within the city's core beside the convention centre, footsteps from the train station and all major amenities. The property's highest and best use is a large mixed-use development. Please refer to the concept plan within this brochure showing the potential for 550 units. In the interim, income can be obtained from parking and advertising. The property is within the downtown Development Charge exemption zone for multi-family developments (to be verified with the City of London).

335 KING STREET	324 YORK STREET
Asking Price: \$10,000,000	Asking Price: \$6,500,000
Site Area: 0.89 AC	Site Area: 0.37 AC
Property Taxes: \$91,796.48 (2023)	Property Taxes: \$38,414.65 (2023)
Zoning: DA1(1)/DA1(3)	Zoning: DA1(1)/DA1(3)

Please contact listing agents for access to data room with additional information.



JAMESON LAKE

Sales Representative

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ANDREW JOHNSON

Sales Representative

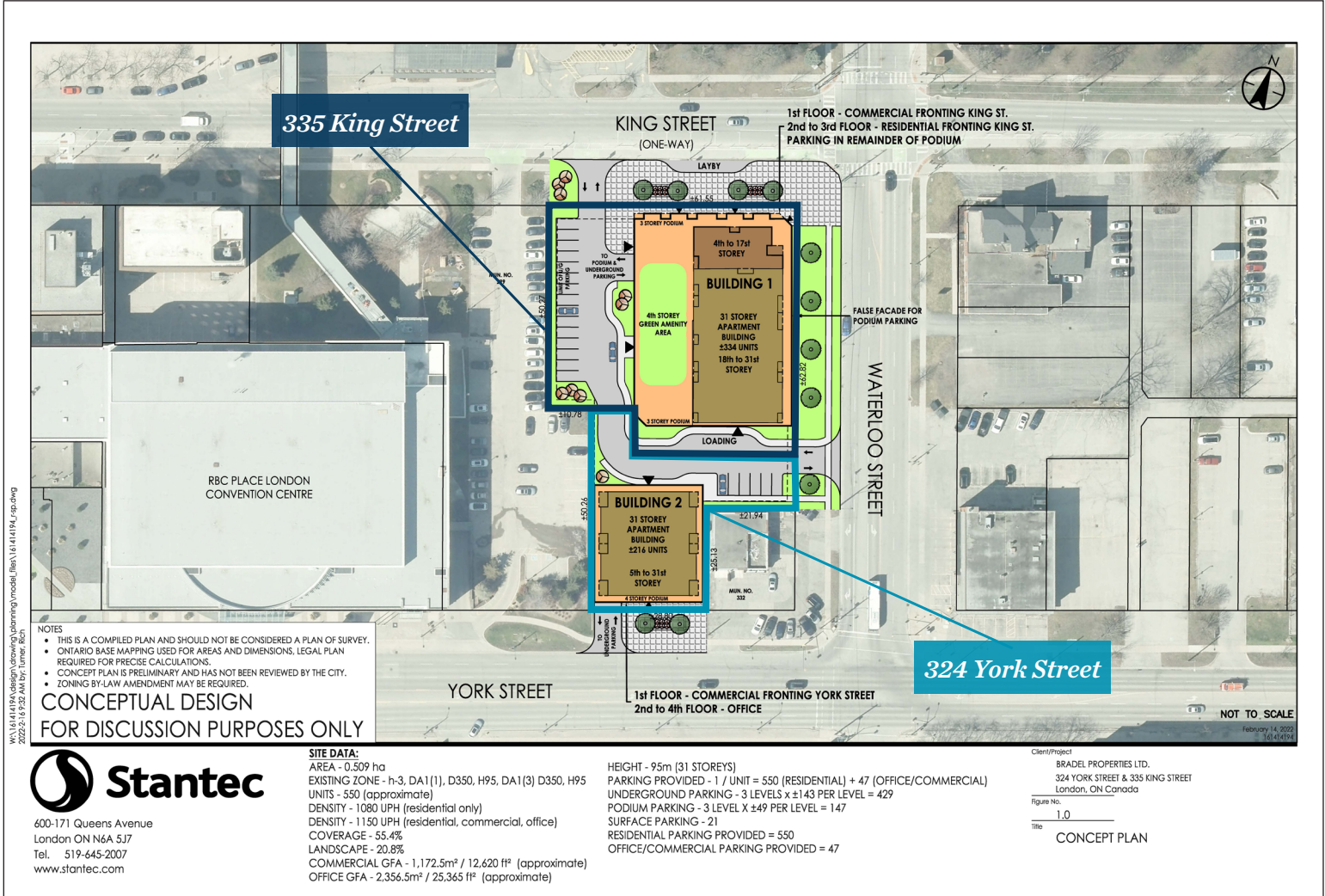
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**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
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CONCEPT PLAN



600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007
www.stantec.com

SITE DATA:
AREA - 0.509 ha
EXISTING ZONE - h-3, DA1(1), D350, H95, DA1(3) D350, H95 UNITS - 550 (approximate)
DENSITY - 1080 UPH (residential only)
DENSITY - 1150 UPH (residential, commercial, office)
COVERAGE - 55.4%
LANDSCAPE - 20.8%
COMMERCIAL GFA - 1,172.5m² / 12,620 ft² (approximate)
OFFICE GFA - 2,356.5m² / 25,365 ft² (approximate)

HEIGHT - 95m (31 STOREYS)
PARKING PROVIDED - 1 / UNIT = 550 (RESIDENTIAL) + 47 (OFFICE/COMMERCIAL)
UNDERGROUND PARKING - 3 LEVELS X ±143 PER LEVEL = 429
PODIUM PARKING - 3 LEVEL X ±49 PER LEVEL = 147
SURFACE PARKING - 21
RESIDENTIAL PARKING PROVIDED = 550
OFFICE/COMMERCIAL PARKING PROVIDED = 47

Client/Project
BRADEL PROPERTIES LTD.
324 YORK STREET & 335 KING STREET
London, ON Canada
Figure No.
1.0
Title
CONCEPT PLAN

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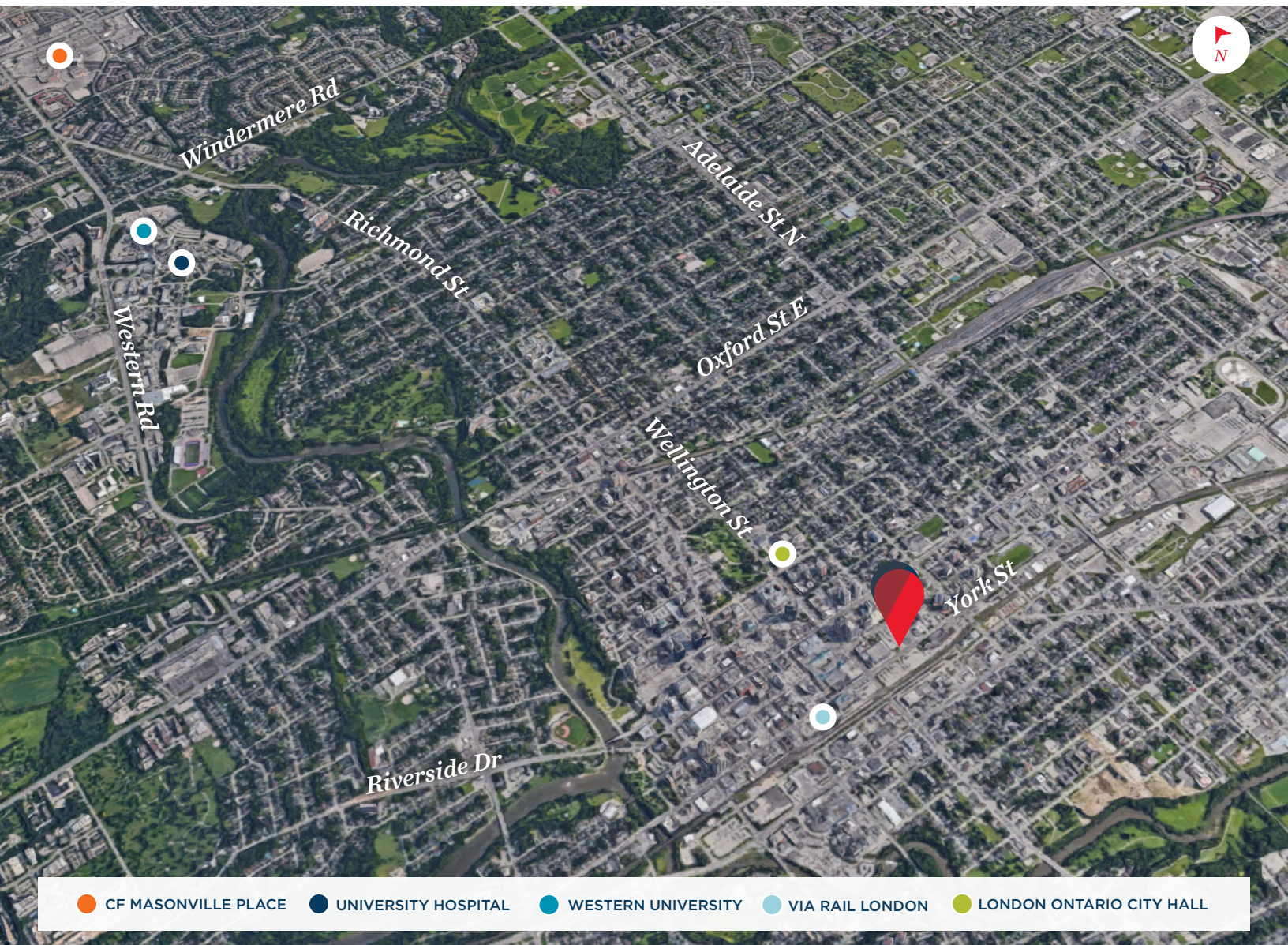
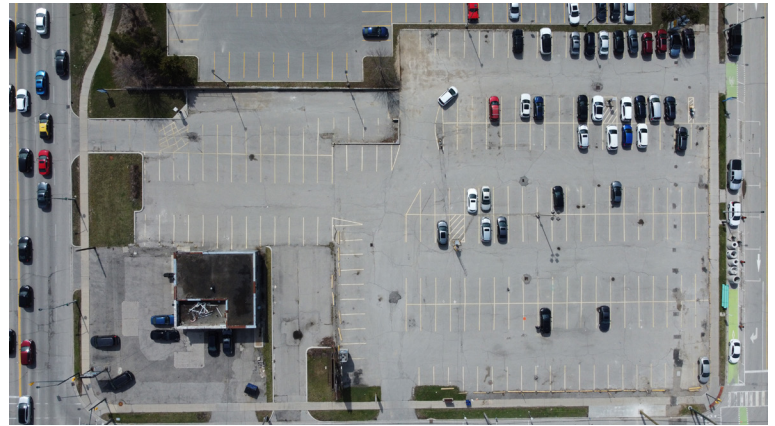
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PROPERTY IMAGES & AERIAL MAP



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