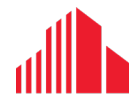
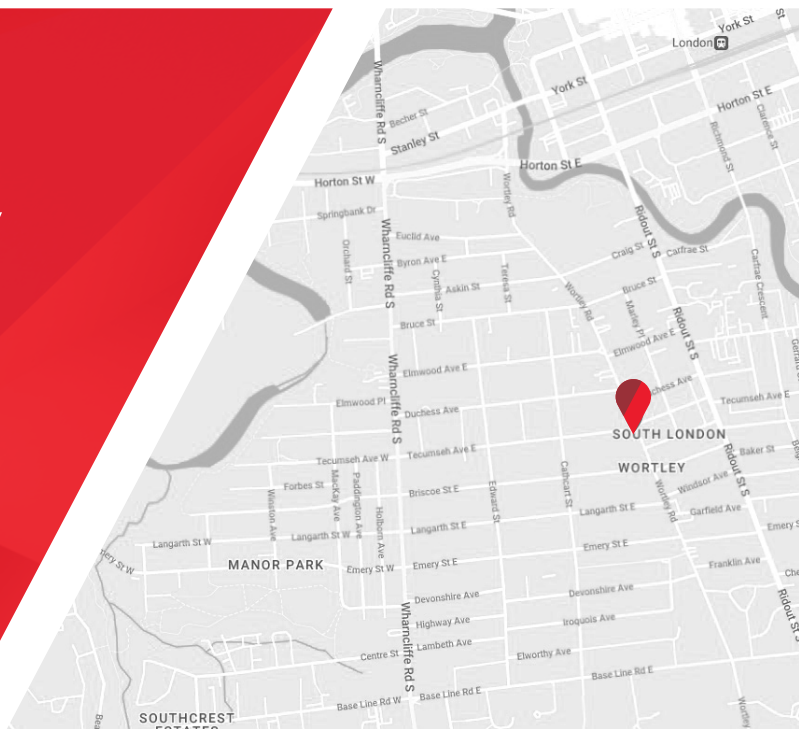




FOR SALE | LICENSED DUPLEX IN THE HEART OF WORTLEY VILLAGE

# 5 WORTLEY 2 ROAD

*London, ON N6C 3R3*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



ASKING PRICE: \$929,000

## PROPERTY HIGHLIGHTS

Licensed duplex with vacant main floor suite in the heart of Wortley Village. 2 minute walk from the downtown shops and amenities. Newly vacant, move in ready 2 bedroom main floor suite with updated kitchen complete with granite countertops and stainless steel appliances, cathedral ceiling with skylights in living room. Private rear deck and fully fenced private yard. Upper 2 bedroom suite currently occupied by long term tenant. Upper unit includes a separate private upper balcony, claw foot tub and recently renovated kitchen. Tremendous curb appeal with a Queen Anne style wrap around front porch, brick facade and garden space. Opportunity to occupy the main floor and take advantage of rental income or investors can rent the main floor.

- **Zoning:** R2-2
- **Property Taxes:** \$5,269.97 (2024)
- **Parking:** 3 spaces available
- Roof was updated in 2023
- New water heaters in 2021
- Projected current value market rents
  - » Main floor 2 bedroom \$2,800
  - » Upper floor 2 bedroom \$1,800
- Main and upper floor duplex could also convert to a single family home



**DAVID JONGERDEN**

*Sales Representative*

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Southwestern Ontario

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# FLOOR PLANS

## Main Floor

FLOOR 2  
TOTAL AREA SQUARE METERS - 113 m<sup>2</sup>  
TOTAL AREA SQUARE FOOTAGE - 1212 ft<sup>2</sup>



Sizes and dimensions are approximate. Actual may vary. This plan is for illustration purposes only and should be used as such by any perspective purchaser.

## Upper Floor

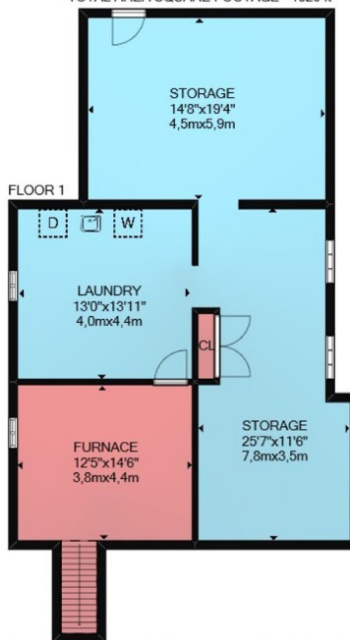
FLOOR 3  
TOTAL AREA SQUARE METERS - 77 m<sup>2</sup>  
TOTAL AREA SQUARE FOOTAGE - 829 ft<sup>2</sup>



Sizes and dimensions are approximate. Actual may vary. This plan is for illustration purposes only and should be used as such by any perspective purchaser.

## Basement

FLOOR 1  
TOTAL AREA SQUARE METERS - 96 m<sup>2</sup>  
TOTAL AREA SQUARE FOOTAGE - 1029 ft<sup>2</sup>



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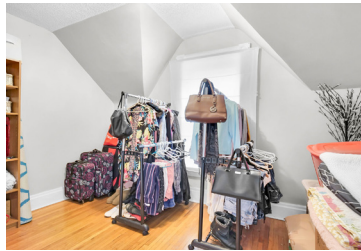
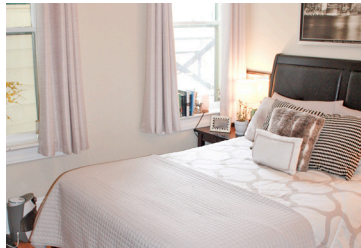
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# PROPERTY IMAGES



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