



FOR SALE | INVESTMENT OR OWNER/OCCUPIER OPPORTUNITY

# 1003 HAMILTON ROAD

*London, ON N5W 1A4*

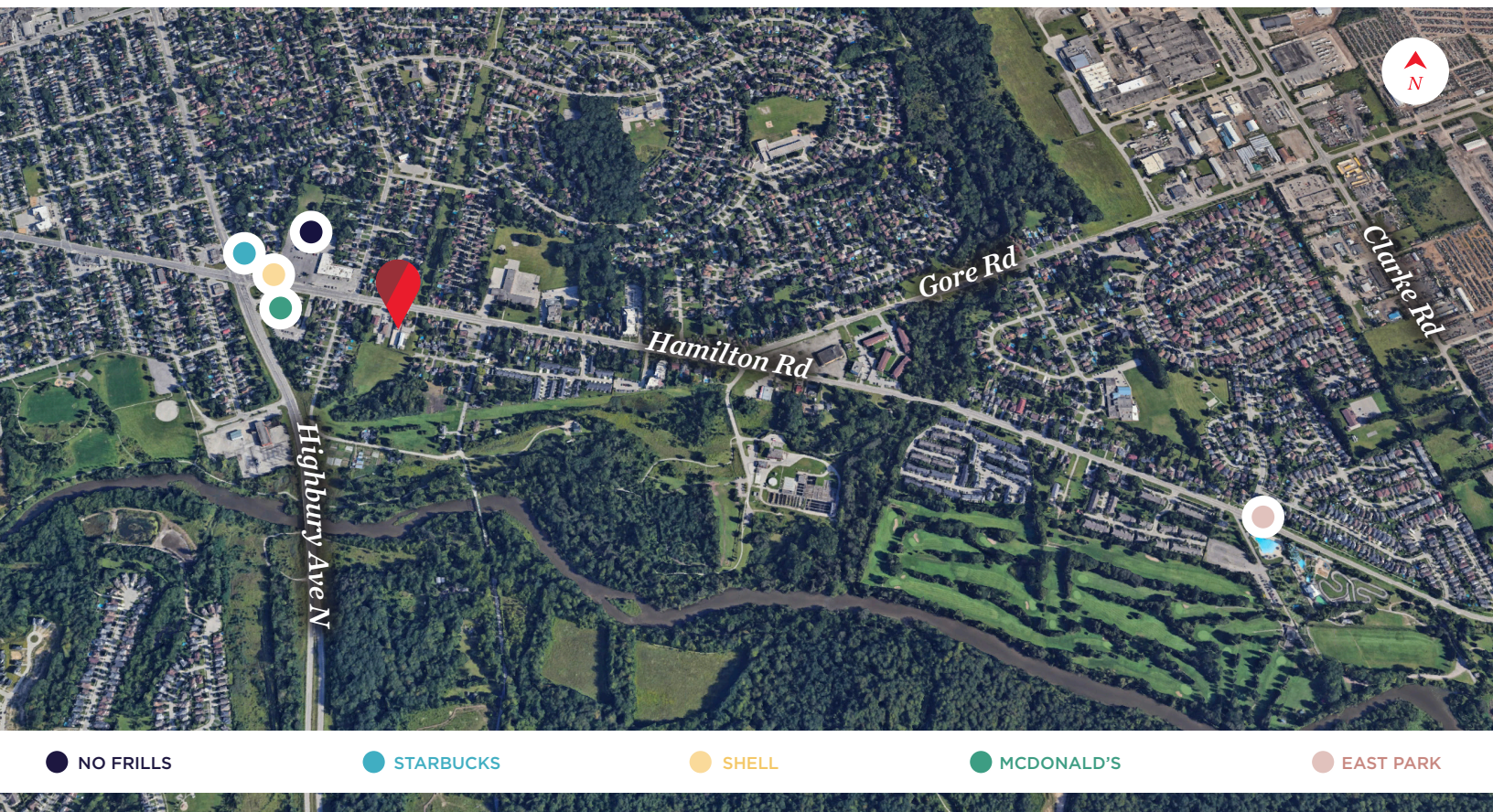


ASKING PRICE: \$1,695,000

# PROPERTY HIGHLIGHTS

Excellent investment or owner/occupier opportunity located directly on Hamilton Road east of Highbury Avenue

- **Site Area:** Approx. 0.415 acres
- **Building Area:** Approx. 6,000 SF
- **Zoning:** AC2, AC3(2) - permits a wide range of uses such as clinics, medical/dental offices, offices, personal service, assembly halls, place of worship, schools, commercial recreation, convenience stores, day care centre etc.
- **Taxes:** \$5,694.72 (2024)
- **Gas Furnaces:** 3
  - \* 2 in the lower level and 1 on the roof
- Freestanding, solid brick building with approx. 3,000 SF on the main floor and 3,000 SF on the lower level
- Former banquet hall, restaurant, club
- The building is well maintained and comprised of an all cement driveway, 4 washrooms and an air exchanger
- Rear area of the property is fenced
- Plenty of on-site parking at the rear of the building



**TYLER DESJARDINE**  
Sales Representative  
519 438 5403  
tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

# PROPERTY IMAGES



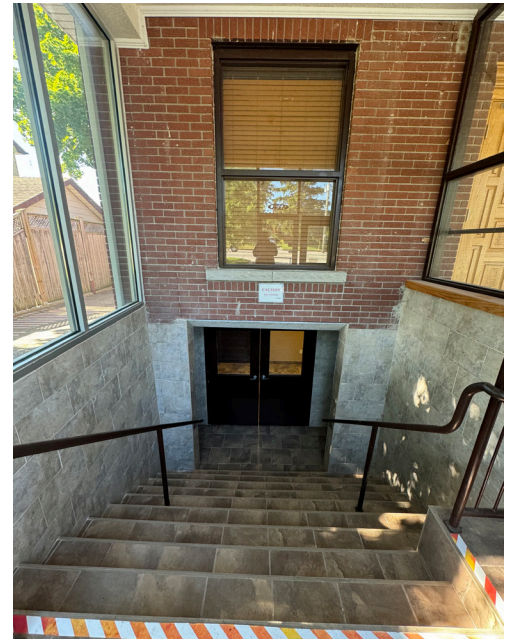
**TYLER DESJARDINE**  
Sales Representative  
519 438 5403  
tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

 **CUSHMAN & WAKEFIELD**  
Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

# PROPERTY IMAGES



**TYLER DESJARDINE**  
Sales Representative  
519 438 5403  
tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.