



REDEVELOPMENT/INVESTOR OPPORTUNITY | **FOR SALE**

7
APPEL STREET
6-10
STUART STREET
1024-1048
OXORD STREET EAST

London, ON

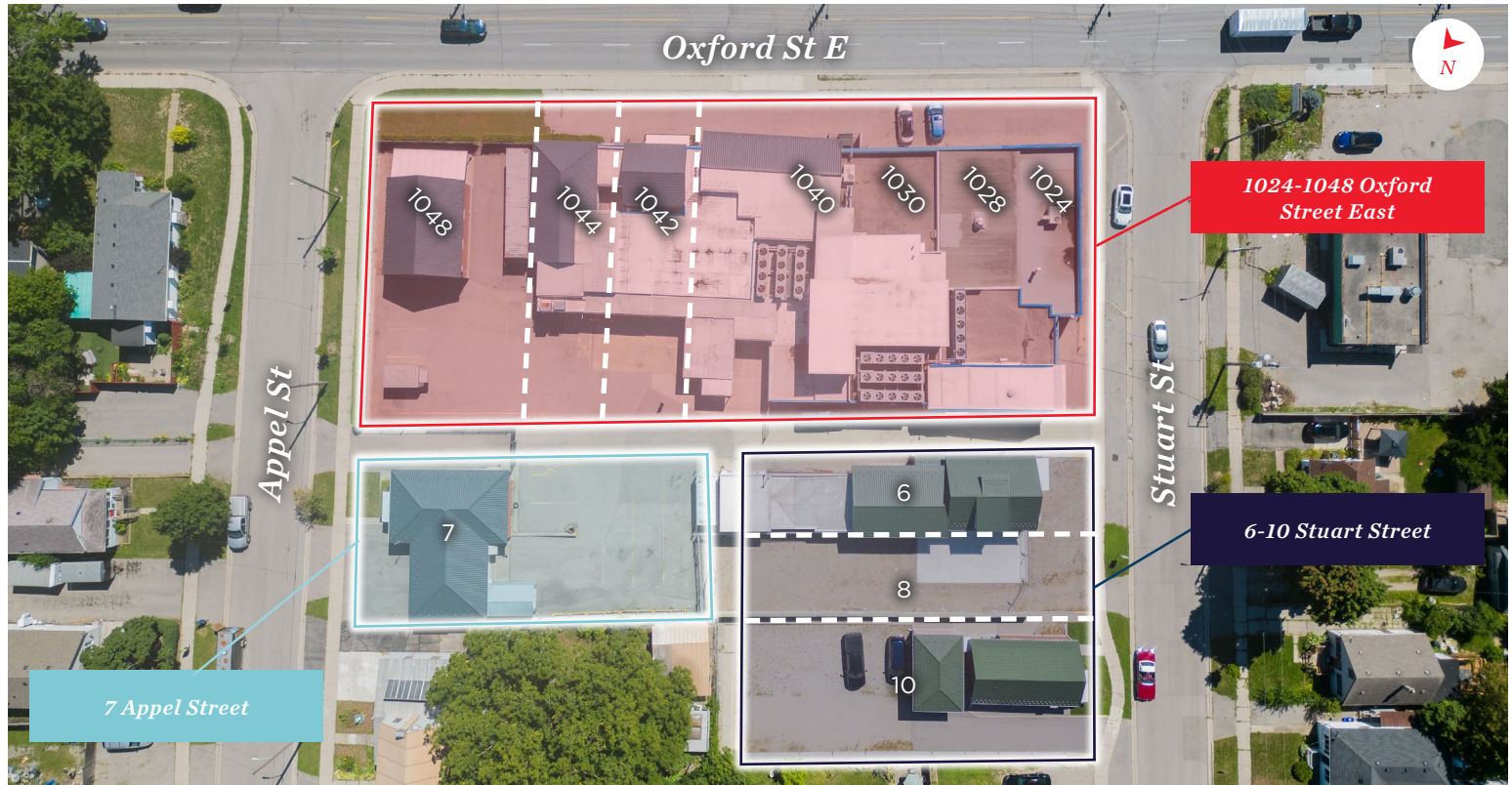
ASKING PRICE: \$2,800,000 | PROPERTIES MUST BE SOLD TOGETHER



THE OFFERING

Investment or redevelopment opportunity. This large assembly totaling 1.1 acres spanning from Stuart Street to Appel Street along busy Oxford Street East, includes a mix of commercial and residential properties. The buildings are well maintained. The existing rents are well below market and most tenants are month to month. An ice factory formally operated at the core of this property. That space, totaling 18,000 square feet is now vacant, leaving plenty of room for owner users. The Arterial Commercial zoning allows for many office, retail, service, repair, and automotive uses. Please contact the listing agents for the buyer package.

ADDRESS	ZONING	PROPERTY TYPE	BUILDING AREA	PROPERTY TAXES
7 APPEL ST	R1-5	Duplex (side by side)	1,500 SF	\$3,020.40 (2024)
6 STUART ST	R1-5	Single family home (bungalow)	1,600 SF	\$3,284.83 (2024)
8 STUART ST	R1-5	Vacant lot (residential)	N/A	\$2,375.42 (2024)
10 STUART ST	R1-5	Single family home (bungalow)	1,325 SF	\$2,532.73 (2024)
1024-1044 OXFORD ST E	AC2, AC4, AC5	Warehouse/Dry Cleaner/Laundromat	18,000 SF	\$22,836.16 (2024)
1048 OXFORD ST	AC2, AC4, AC5	Garage + 1 bedroom apartment	1,400 SF	\$2,265.30 (2024)
TOTAL			23,825 SF	\$36,314.84 (2024)



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POTENTIAL INCOME

ADDRESS*	MONTHLY RENT*	DESCRIPTION *	COMMENTS *
7 APPEL ST	\$3,000	Duplex with garage	N/A
6 STUART ST	\$2,000	Single family home	N/A
6 STUART ST, SHOP	\$2,000	Rear industrial space	2,000 SF shop space
8 STUART ST	N/A	Vacant lot	N/A
10 STUART ST	\$2,000	Single family home	N/A
1024-1030 OXFORD ST	\$4,586	Retail strip space	Based on 3,440 SF at @ \$16 PSF NNN
1042 OXFORD ST	\$1,500	One bedroom apartment	N/A
1048 OXFORD ST	\$1,800	Garage/shop	N/A
1040-1044 OXFORD ST, REAR	\$8,400	Industrial Space	Based on 12,600 SF @ \$8 PSF NNN
TOTAL INCOME	\$25,286		

*The information above is an example of the property's potential income if fully leased at market rents



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ZONING AND PERMITTED USES

1024-1048 Oxford Street East

ARTERIAL COMMERCIAL (AC) ZONE

Accessory dwelling units	Emergency care establishments	Group Home Type 2
Converted dwellings	Existing dwellings	Lodging House Class 2.(Z.-1-93172)
Day care centres		

ARTERIAL COMMERCIAL (AC2) ZONE

Any use permitted in the AC Zone variation		Medical/dental offices
Animal hospitals	Convenience service establishments	Offices
Dwelling units, above the first floor	Duplicating shops	Personal service establishments
Clinics	Florist shops	Studios
Convenience stores	Medical/dental laboratories	

ARTERIAL COMMERCIAL (AC4) ZONE

Any use permitted in the AC Zone variation		Restaurants, eat-in
Animal hospitals	Food stores	Retail stores
Dwelling units above the first floor	Financial institutions	Service and repair establishments
Bake shops	Home and auto supply stores	Studios
Catalogue stores	Medical/dental offices	Video rental establishments
Clinics	Offices	Brewing on Premises Establishment. (Z.-1-021027)
Convenience service establishments	Personal service establishments	Artisan Workshop (Z.-1-172561)
Duplicating shops	Printing establishments	Craft Brewery (Z.-1-172561)

ARTERIAL COMMERCIAL (AC5) ZONE

Automobile repair garages	Automotive uses, restricted	Restaurants
Taverns		

<https://london.ca/sites/default/files/2022-04/CHAPTR26.pdf>

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ZONING AND PERMITTED USES

7 Appel St & 6-10 Stuart St

TABLE 5.3
RESIDENTIAL R1 ZONE
REGULATIONS FOR R1 ZONE VARIATIONS

COLUMN A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
Line 1 RESIDENTIAL TYPE	SINGLE DETACHED DWELLING UNIT																		
2 ZONES	R1-1	R1-2	R1-3	R1-4	R1-5	R1-6	R1-7	R1-8	R1-9	R1-10	R1-11	R1-12	R1-13	R1-14	R1-15	R1-16	R1-17		
3 PERMITTED USES	SEE SECTION 5.2																		
4 LOT AREA (m ²) MINIMUM	250	300	300	360	415	450	550	600	690	925	1390	200 See section 5.3(5)	270	2000	3000	4000	As existing on the date of passing of the By-law		
5 LOT FRONTAGE (m) MINIMUM	9.0	9.0	10.0	12.0	12.0	15.0	15.0	15.0	18.0	22.0	24.0	9.0 See Section 5.3(5)*	9.0	30.0	40.0	50.0	As existing on the date of passing of the By-law		
6 ** FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	4.5	4.5	4.5	4.5	4.5	5.0	5.0	5.0	5.0	6.0	6.0	4.5	4.5	6.0	6.0	6.0	6.0*****		
7 LOCAL STREET AND SECONDARY COLLECTOR MAIN BUILDING	6.0																		
8 LOCAL STREET AND SECONDARY COLLECTOR GARAGE	6.0																		
9 ARTERIAL	6.0	6.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	N/A	8.0**	8.0	8.0	8.0	8.0*****		
10 PRIMARY COLLECTOR	6.0	6.0	6.0	6.0	6.0	7.0	7.0	7.0	7.0	7.0	7.0	N/A	6.0**	7.0	7.0	7.0	7.0*****		
11 REAR YARD DEPTH (m) MINIMUM	4.5	4.5	6.0	6.0	7.0	7.0	7.0	7.5	7.5	7.5	7.5	4.5	7.0	25% of lot depth or 10.5 meters, whichever is greater					
12 INTERIOR SIDE YARD DEPTH (m) MINIMUM *****	SEE SECTION 5.3(4)				SEE SECTION 5.3(5)							SEE SECTION 5.3(4)		SEE SECTION 5.3(5)					
13 LANDSCAPED OPEN SPACE (%) MINIMUM *****	30		35		40					45		30		50		55		65	
14 LOT COVERAGE (%) MAXIMUM	45	45	40	40	40	40	35	35	35	35	30	45	45	25	25	20	20*****		
15 HEIGHT (m) MAXIMUM	9.0	9.0	9.0	9.0	10.5	10.5	10.5	10.5	12.0	12.0	12.0	9.0	9.0	12.0	12.0	12.0	12.0*****		
16 PARKING AREA COVERAGE (%) MAXIMUM	25*****													20		15		15*****	
17 NUMBER OF SINGLE DETACHED DWELLINGS	1																		
18 MAXIMUM FLOOR AREA (%) (Z.-1-101938)	N/A*****															Maximum of 10% greater than the floor area that existed on the date of the passing of the by-law*****			

*** Refer to section 4.23 – setback/front yard exemption in built up residential areas (Z.-1-041306)

- * Z.-1-100819
- ** Z.-1-01924
- *** Z.-1-041306
- **** Z.-1-051390 (columns P, Q, R added)
- ***** Z.-1-051337
- ***** Z.-1-091875
- ***** Z.-1-122125, OMB Order PL121003, July 22, 2013
- ***** Z.-1-132234

NOTE

1. Column M of this table was approved by OMB Order R910387 dated June 4, 1993
2. Column O of this table was added by by-law no. Z.-1-051318

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OFFICIAL PLAN

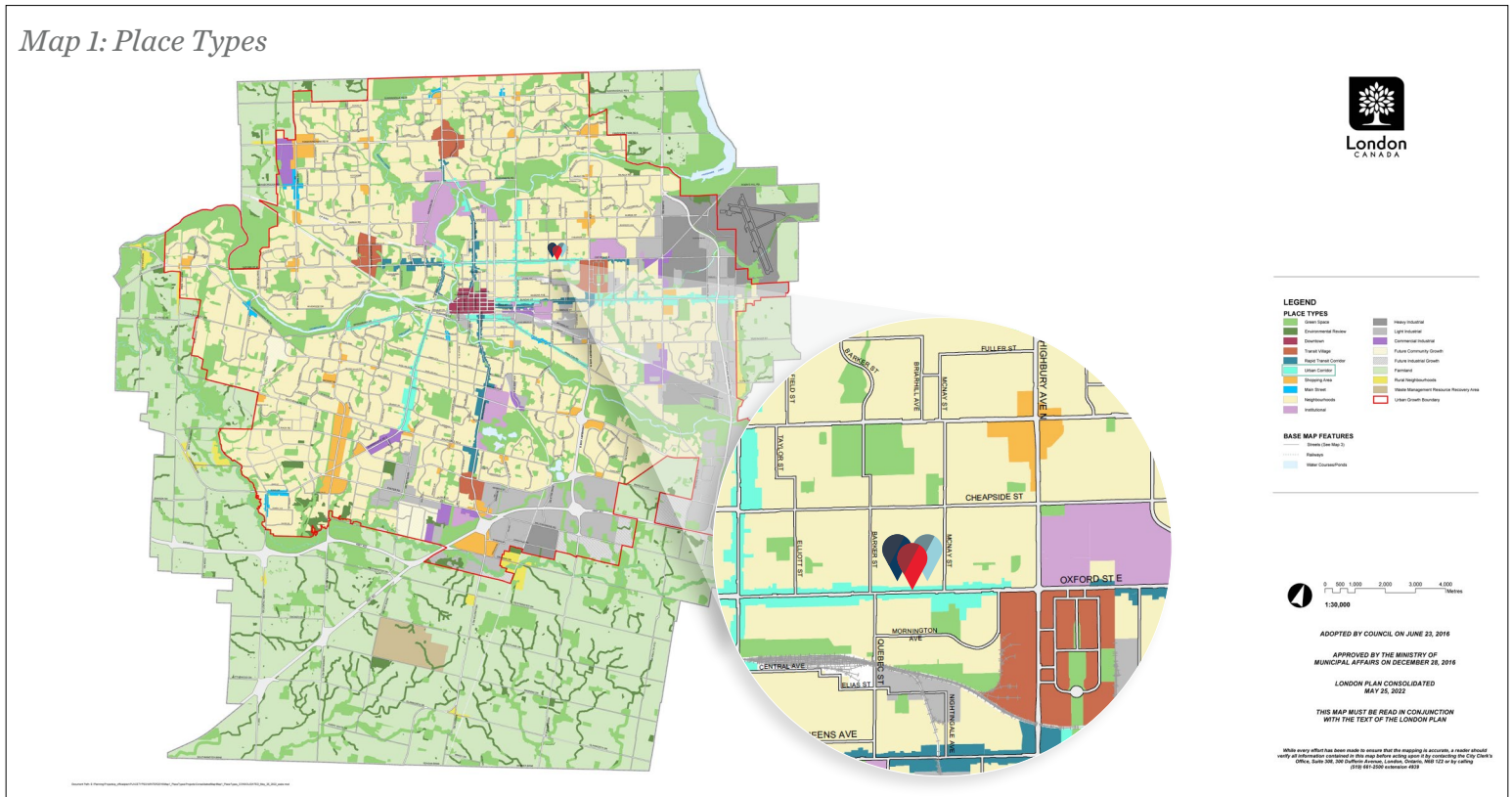
URBAN CORRIDOR

Urban Corridors will support a form of development that is very similar to our Rapid Transit Corridors, but at a slightly lower intensity. They will be places that encourage intensification over the life of this Plan so that they can mature to support higher-order transit at some point in the future beyond 2035. These corridors will support residential and mixed-use development. Like the Rapid Transit Corridors, different segments of these Urban Corridors may vary in use, character and intensity.

PERMITTED USES

The following uses may be permitted within the Rapid Transit Corridor and Urban Corridor Place Types. A range of residential, retail, service, office, cultural, recreational, and institutional uses may be permitted within the Corridor Place Type. Mixed-use buildings will be encouraged. Large floor plate, single use nonresidential buildings will be discouraged in Corridors. Where there is a mix of uses within an individual building, retail and service uses will be encouraged to front the street at grade. The full range of uses described above will not necessarily be permitted on all sites within the Rapid Transit and Urban Corridor Place Types.

Map 1: Place Types



INTENSITY

Height: Minimum 2 storeys, standard 8 storeys, maximum 10 storeys

https://london.ca/sites/default/files/2022-08/Map1_PlaceTypes_CONSOLIDATED_May_25_2022_esize%20AODA.pdf

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DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME*

NBH \$63,804
CITY \$94,838

TOTAL POPULATION*

COM 37,226
CITY 435,334

HOUSEHOLDS NBH*

OWNED 77%
RENTED 23%

*Sourced from GeoWarehouse



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PROPERTY IMAGES



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