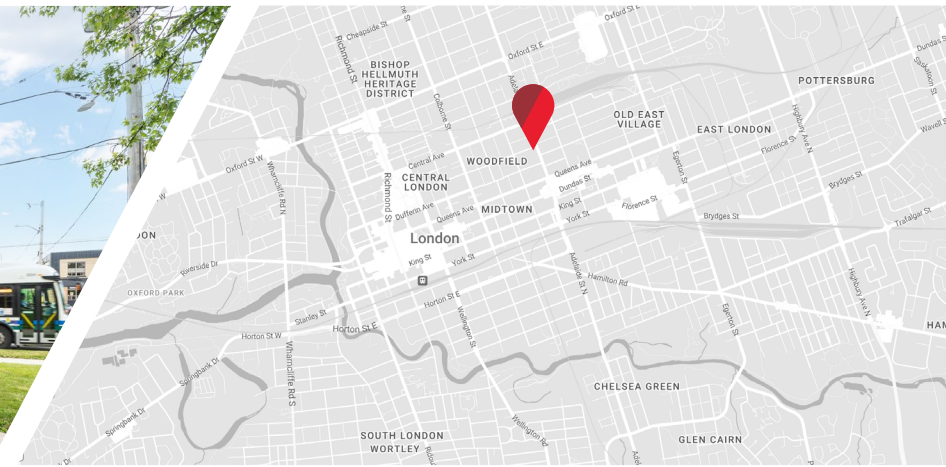


610 PRINCESS AVE
LONDON, ONTARIO



CORNER SITE OFFICE CONVERSION | FOR SALE



ASKING PRICE: \$799,999

PROPERTY HIGHLIGHTS

Office conversion situated in close proximity to various amenities in the Historic Woodfield District

- **Building Area:** Approx. 4,700 SF
- **Site Area:** 0.17 Acres
- **Zoning:** Arterial Commercial (AC2(4))
 - » Permits a broad range of uses including but not limited to offices, clinics, personal service establishments and daycares
- **Official Plan Designation:** Urban Corridors
- **Taxes:** \$9,239.96 (2023)
- **Parking:**
 - » 12 Stalls
- Roof replaced in 2017
- The building is comprised of a mix of meeting rooms, open areas, private offices, lunchroom and an upper one bedroom apartment
- Located within the city's core, conveniently positioned to all edges of the city and on a major bus route
- There is residential development potential in returning the property to a duplex or multi-unit residential

CONCEPTUAL SITE PLAN | 610 PRINCESS AVE



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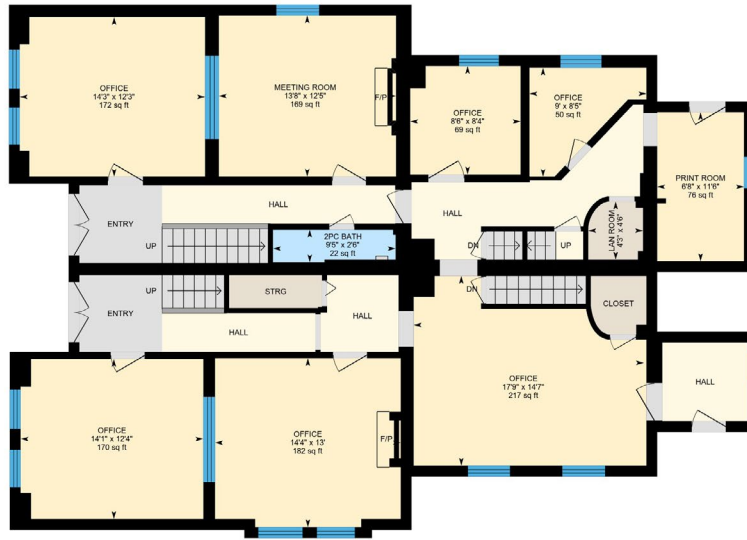
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FLOOR PLANS

MAIN FLOOR

610 Princess Ave, London, ON

Main Floor Exterior Area 1971.27 sq ft
Interior Area 1789.28 sq ft



PREPARED: 2023/06/24



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

610 Princess Ave, London, ON

2nd Floor Exterior Area 1611.62 sq ft
Interior Area 1664.95 sq ft
Excluded Area 15.32 sq ft

SECOND FLOOR



PREPARED: 2023/06/24



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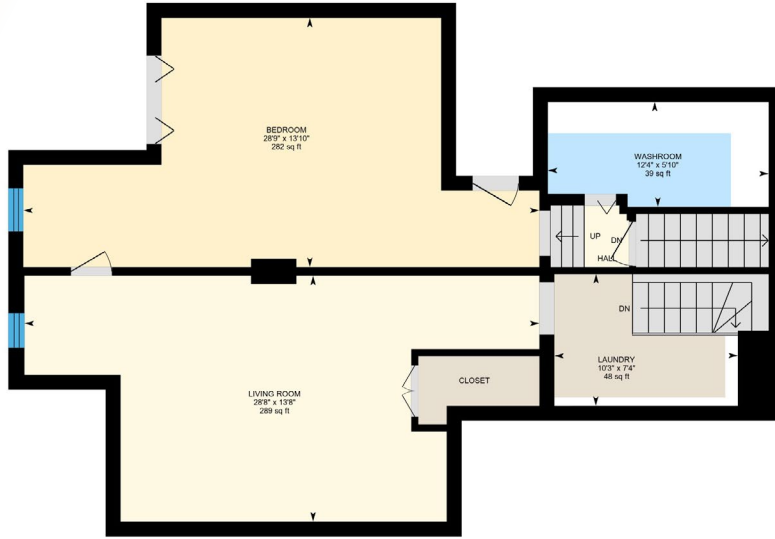
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FLOOR PLANS

THIRD FLOOR

610 Princess Ave, London, ON

3rd Floor Exterior Area 915.71 sq ft
Interior Area 788.79 sq ft
Excluded Area 37.17 sq ft



PREPARED: 2023/06/24

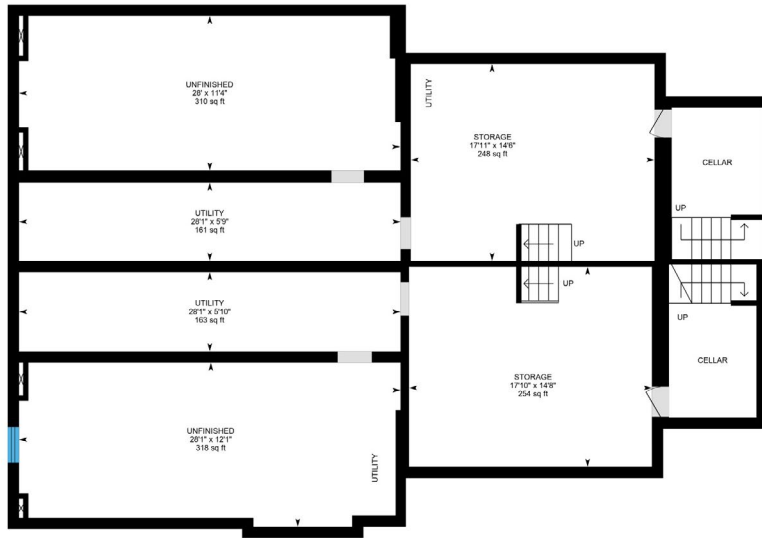


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610 Princess Ave, London, ON

Basement (Below Grade) Exterior Area 156.54 sq ft
Excluded Area 1764.80 sq ft

BASEMENT



PREPARED: 2023/06/24



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PROPERTY IMAGES



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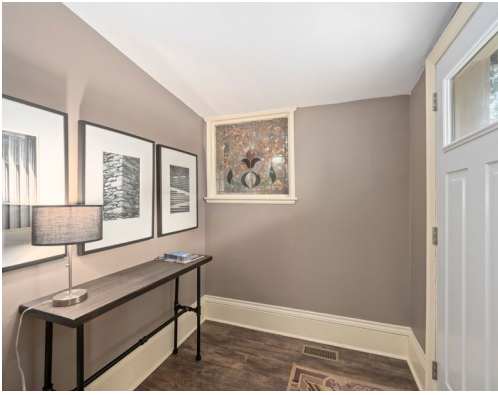
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