

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

420

RICHMOND STREET
LONDON ONTARIO

Investment Opportunity For Sale

\$ UnPriced

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Accelerating success.

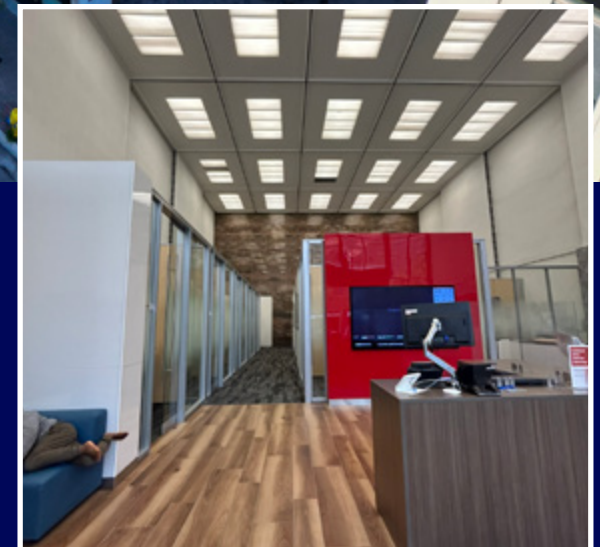
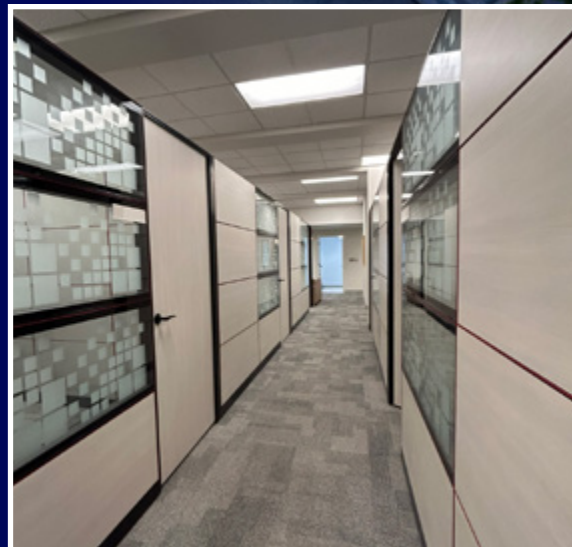
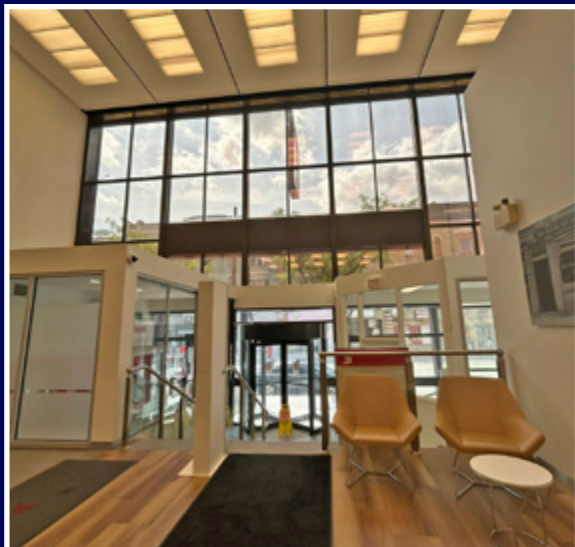
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RICHMOND STREET
LONDON ONTARIO

Property Summary

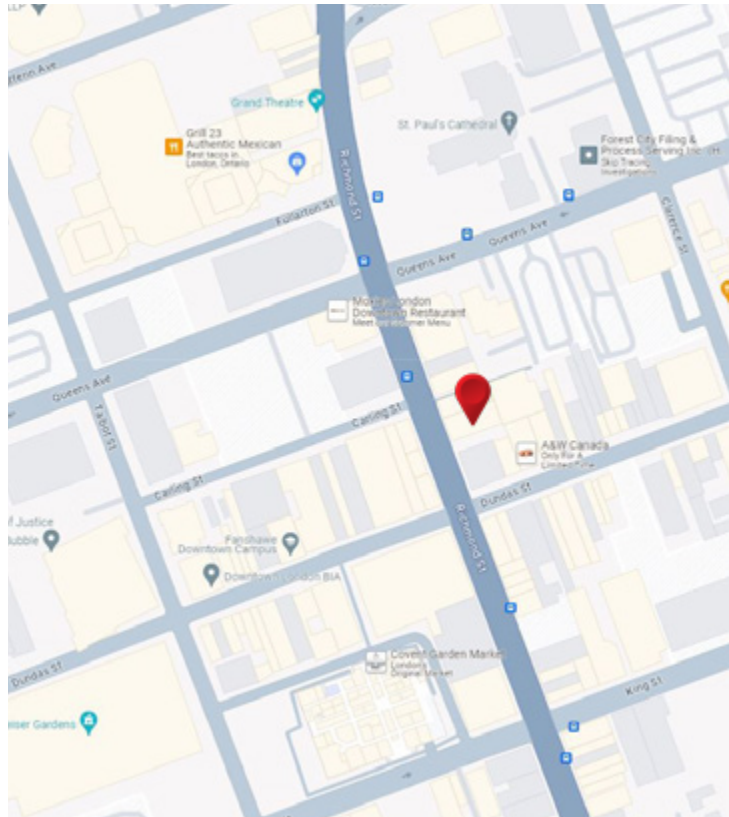
Single tenanted investment property in London: 10,076 square foot two-storey well maintained building with fully finished basement. Retail bank with well appointed office space. Building has an elevator. Tenant is on a long term lease with renewal options. Walking distance to shopping, restaurants, transit, parks and river trail system. Well located in the heart of London's downtown.

Colliers



Property Details

Subject Property	420 RICHMOND ST, LONDON
Municipality	LONDON CITY
ARN	393601001014400
Site	0.13 ACRES
Zoning	DA1 Downtown Area 1, h-3 (holding, wind impact assessment), D350 (Density)
Legal Description	CP 30 PT LOT 1 N DUNDAS ST W RP 33R13043 PART 5
Heritage Status	Designated and within the Downtown Heritage Conservation District



Property Location

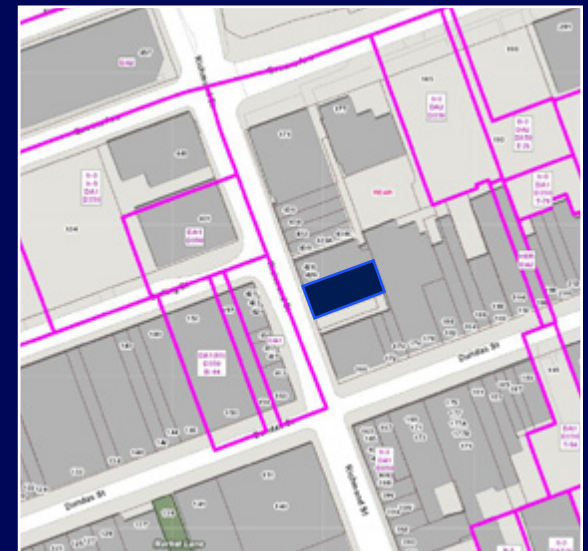


Property Zoning DA1

DA1

The following are permitted uses in the DA1 Zone variation:

- Retail stores;
- Supermarkets;
- Amusement game establishments restricted to locations within shopping centres, entertainment complexes and hotels; (Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- Apartment buildings with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-94263)(Z.-1-98618)
- Apartment hotels with rooms restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-94263) (Z.-1-98618)
- Art galleries;
- Assembly halls;
- Bake shops;
- Clinics;
- Commercial parking structures;
- Commercial recreation establishments;
- Convenience stores;
- Day care centres;
- Dry cleaning and laundry depots;
- Duplicating shops;
- Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-98618)
- Emergency care establishments;
- Film processing depots;
- Financial institutions;
- Funeral homes;
- Group homes type 2;
- Hotels;
- Institutions;
- Laboratories;
- Laundromats;
- Libraries;
- Medical/dental offices;
- Museums;
- Offices, with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)
- Patient testing centre laboratories;
- Personal service establishments;
- Place of Worship;
- Printing establishments;
- Private clubs;
- Repair and rental establishments;
- Restaurants;
- Restaurants, outdoor patio;
- Schools;
- Senior citizen apartment buildings with units restricted to the rear portion of the ground floor or on the second floor or above with any or all the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- Service and repair establishments;
- Service trades;
- Studios;
- Taverns;
- Theatres and cinemas;
- Video rental establishments;
- Lodging house class 2; (Z.-1-93172)
- Place of Entertainment. (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- Accessory dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-98618)
- Brewing on Premises Establishment. (Z.-1-021027)
- Artisan Workshop (Z.-1-172561)
- Craft Brewery (Z.-1-172561)



Nearby Amenities



London is a Canadian city in southwestern Ontario, just north of Lake Erie and the U.S. border. It's home to the University of Western Ontario. Among the city's range of museums are Museum London, a showcase for regional art and historical artefacts, and the interactive Children's Museum. The city centre features numerous parks and greenways along the Thames River. The city hosts a number of musical and artistic exhibits and festivals, which contribute to its tourism industry, but its economic activity is centered on education, medical research, manufacturing, financial services, and information technology.

What's in Downtown London?

Budweiser Gardens
Victoria Park
Covent Garden Market
London Convention Center
Museum London
London Music Hall
Centennial Hall
Grand Theatre

Jonathon Bancroft-Snell Gallery
Wolf Performance Hall
London Public Library
Forest City Film Festival
Citi-Plaza
Tap Centre for Creativity
Renaissance Massage Therapy
Clinic & Spa Ltd.
Forest City Comicon
Pride London Festival

DoubleTree by Hilton London
Delta Hotels by Marriott
London Armouries
Sandman Hotel & Suites London
Downtown
Hotel Metro
Residence Inn by Marriott
The Park Hotel London

The Scots Corner
Crabby Joe's
Che RestoBar
Happiness Cafe
Grace Restaurant
Armouries Grille
Frank and Furter's Restaurant
& Bar
Massey's Fine Indian Cuisine

For more information about this property please contact:



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RECO
Information Guide

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Colliers Southwestern Ontario, Brokerage.



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**Please return an executed copy to:
 Lisa.Lansink@colliers.com**

PURCHASER CONFIDENTIALITY AGREEMENT
 ("Confidentiality Agreement")
420 Richmond Street,
London, Ontario

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 420 Richmond Street, London, Ontario, Canada (the "Properties"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Properties.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Properties and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers.

Purchaser Registration Information:

Contact Name:	_____	Title:	_____
Company:	_____	Fax:	_____
Address:	_____	<input type="checkbox"/> Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.	
Tel:	_____		
Email:	_____		
Per:	_____	Date:	_____

We have the authority to bind the Corporation



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**Please return an executed copy to:
 Lisa.Lansink@colliers.com**

CO-OP BROKER CONFIDENTIALITY AGREEMENT
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420 Richmond Street,
London, Ontario

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Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

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Purchaser Broker Contact Information:

Agent's Name: _____	Title: _____
Company: _____	Fax: _____
Address: _____	<input type="checkbox"/> Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.
Tel: _____	
Email: _____	
Per: _____	Date: _____

We have the authority to bind the Corporation