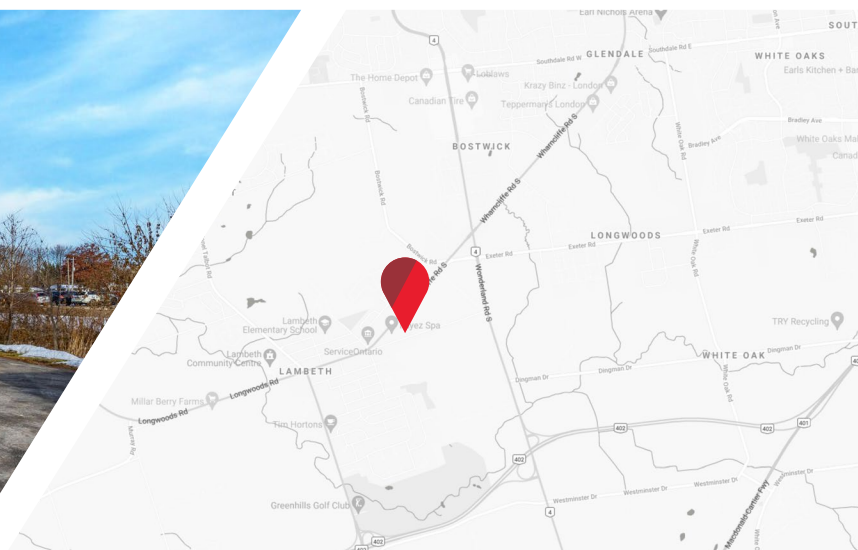




RETAIL/OFFICE BUILDING | FOR SALE

2182 WHARNCLIFFE ROAD SOUTH

London, ON N6P 1L1



Existing consignment business can be purchased, please contact listing agents for details

ABOUT THE PROPERTY

Landmark building for sale in Lambeth. This unique 10,767 square feet building features: 3 levels, 14' clear height (main floor), ample power, lots of parking and great highway access. The broad arterial commercial (AC) zoning allows for several medical, retail, and office uses.

- **Asking Price:** \$2,200,000
- **Building Area:** 10,767 SF
- **Site Area:** 0.7 Acres
- **Taxes:** \$9,459.02 (2021)
- **Zoning:** AC3/AC4/ER
- **Parking:** 30 Spaces

Please contact the listing brokerage for the full buyer package.



Jameson Lake

Sales Representative

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George Kerhoulas

Sales Representative

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CUSHMAN & WAKEFIELD Southwestern Ontario

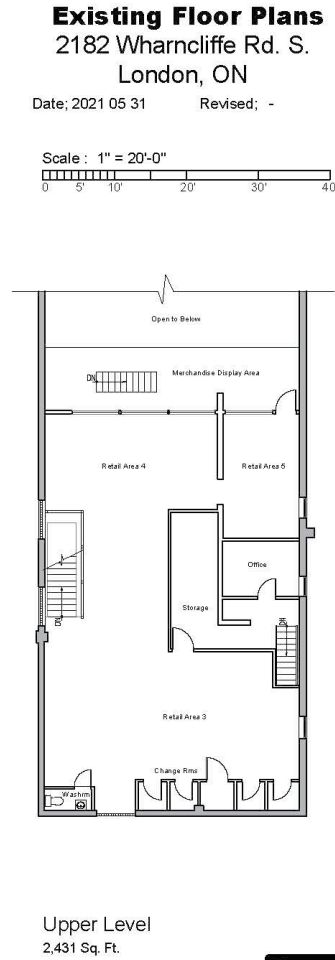
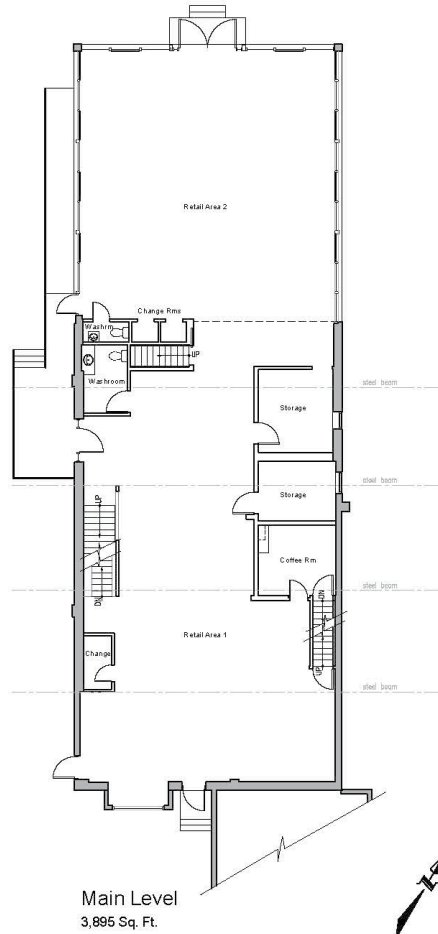
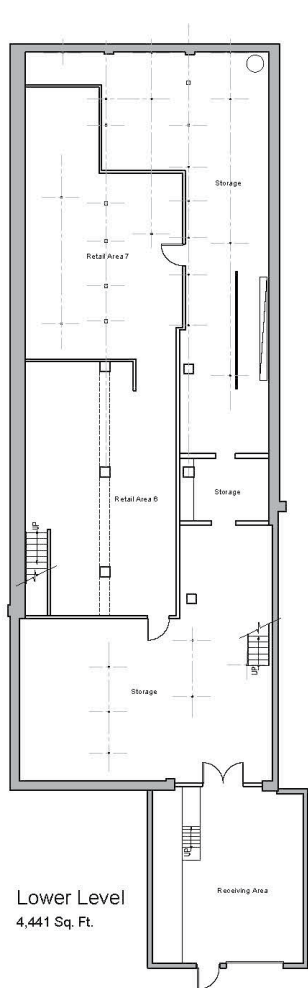
620A Richmond St, 2nd Floor

London, Ontario N6A 5J9

www.cushwakeswo.com

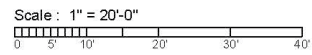
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FLOOR PLAN



Existing Floor Plans
2182 Wharncliffe Rd. S.
London, ON

Date: 2021 05 31 Revised: -



Dimensions 1995 Inc. Stratroy, ON
519 245 4147 www.dimensions-ca.com

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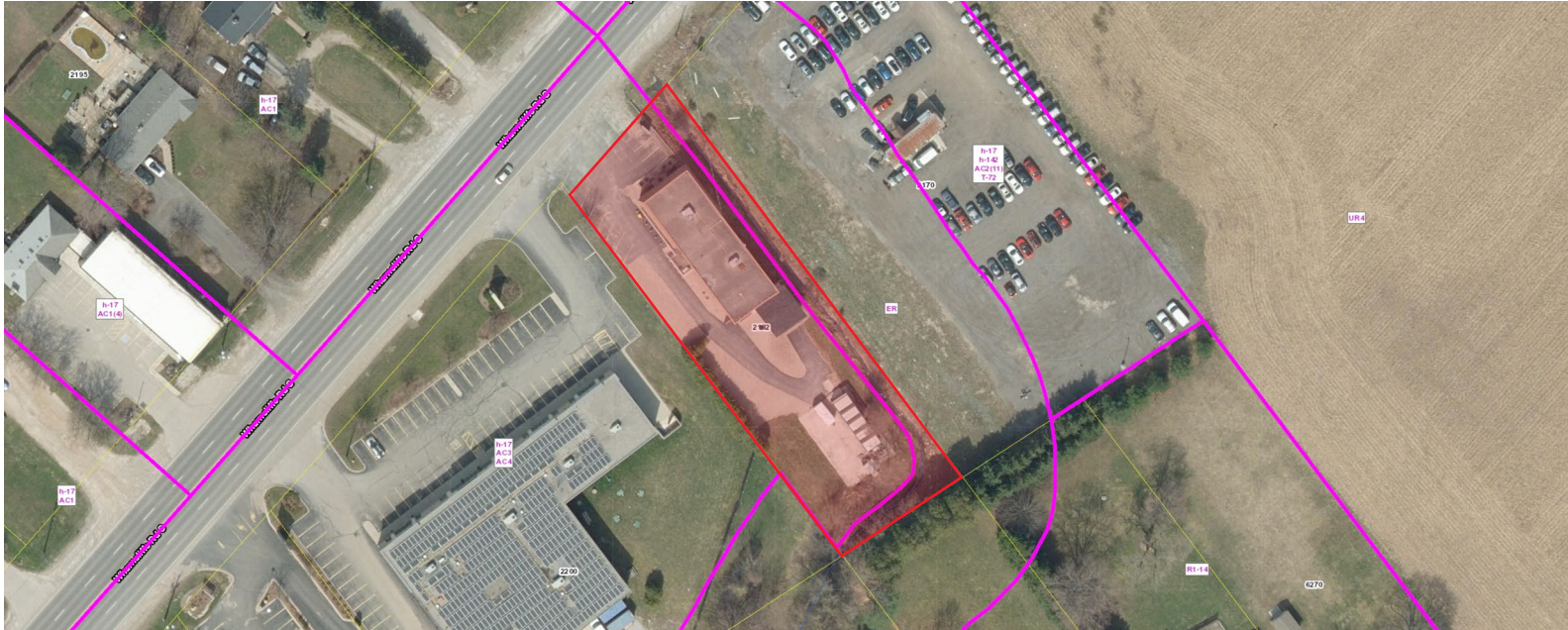
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ZONING MAP & PERMITTED USES



PERMITTED USES | 2182 WHARNCLIFFE ROAD SOUTH, LONDON, ON

Arterial Commercial (AC3) Zone

Accessory dwelling units	Group Home Type 2	Commercial recreation establishments
Converted dwellings	Lodging House Class 2.(Z.-1-93172)	Funeral homes
Day care centres	Any use permitted in the AC Zone variation	Institutions
Emergency care establishments	Assembly halls	Private clubs
Existing dwellings	Places of Worship	Schools

Arterial Commercial (AC4) Zone

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

Environmental Review (ER) Zone

Conservation lands	Passive recreational uses	Agricultural uses
Conservation works	Managed woodlot	

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