

359-371 Horton Street E

LONDON | ONTARIO



FOR SALE
100% FULLY LEASED COMMERCIAL INVESTMENT OPPORTUNITY

Rick Spencer**

Vice President
rick.spencer@cbre.com
D 519 286 2005
C 519 476 2002

Christina Shore*

Senior Sales Associate
christina.shore@cbre.com
D 519 286 2021
C 519 777 6342

**Broker, *Sales Representative

CBRE

PROPERTY INFORMATION

PROPERTY DETAILS

CBRE Limited has been engaged to market for sale a 100% interest in the property located at 359-371 Horton Street in the City of London, Ontario. This prime multi-tenanted building is fully occupied, presenting a unique opportunity for investors seeking a stable income stream. The diverse tenant mix includes office, retail, and medical uses, enhancing the property's appeal and resilience. Additionally, the well-maintained condition of the building ensures minimal immediate capital expenditures, making it an attractive investment at a competitive cost base. This offering represents a solid opportunity for investors looking to expand their portfolios in the heart of London.

TOTAL BUILDING SIZE	11,802 Sq. Ft.
LOT SIZE	0.588 Acre
PARKING	Surface parking for approximately 24 vehicles
ZONING	AC4 / R8-4
PROPERTY TAXES	\$17,298.42 (2023)
SALE PRICE	\$2,870,000.000
OCCUPANCY	100%
NUMBER OF TENANTS	4



PROPERTY PHOTOS



ZONING INFORMATION

ARTERIAL COMMERCIAL & RESIDENTIAL

The following uses are permitted in the AC & R8 Zones:

Arterial Commercial AC Zone

The following are permitted uses in the AC Zone variation:

- Accessory dwelling units;
- Converted dwellings;
- Day care centres;
- Emergency care establishments;
- Existing dwellings;
- Group Home Type 2;
- Lodging House Class.

The following are permitted uses in the AC4 Zone variation:

- Any use permitted in the AC Zone variation;
- Animal hospitals;
- Dwelling units above the first floor;
- Bake shops;
- Catalogue stores;
- Clinics;
- Convenience service establishments;
- Duplicating shops;
- Food stores;
- Financial institutions;
- Home and auto supply stores;
- Medical/dental offices;
- Offices;
- Personal service establishments;
- Printing establishments;
- Restaurants, eat-in;
- Retail stores;
- Service and repair establishments;

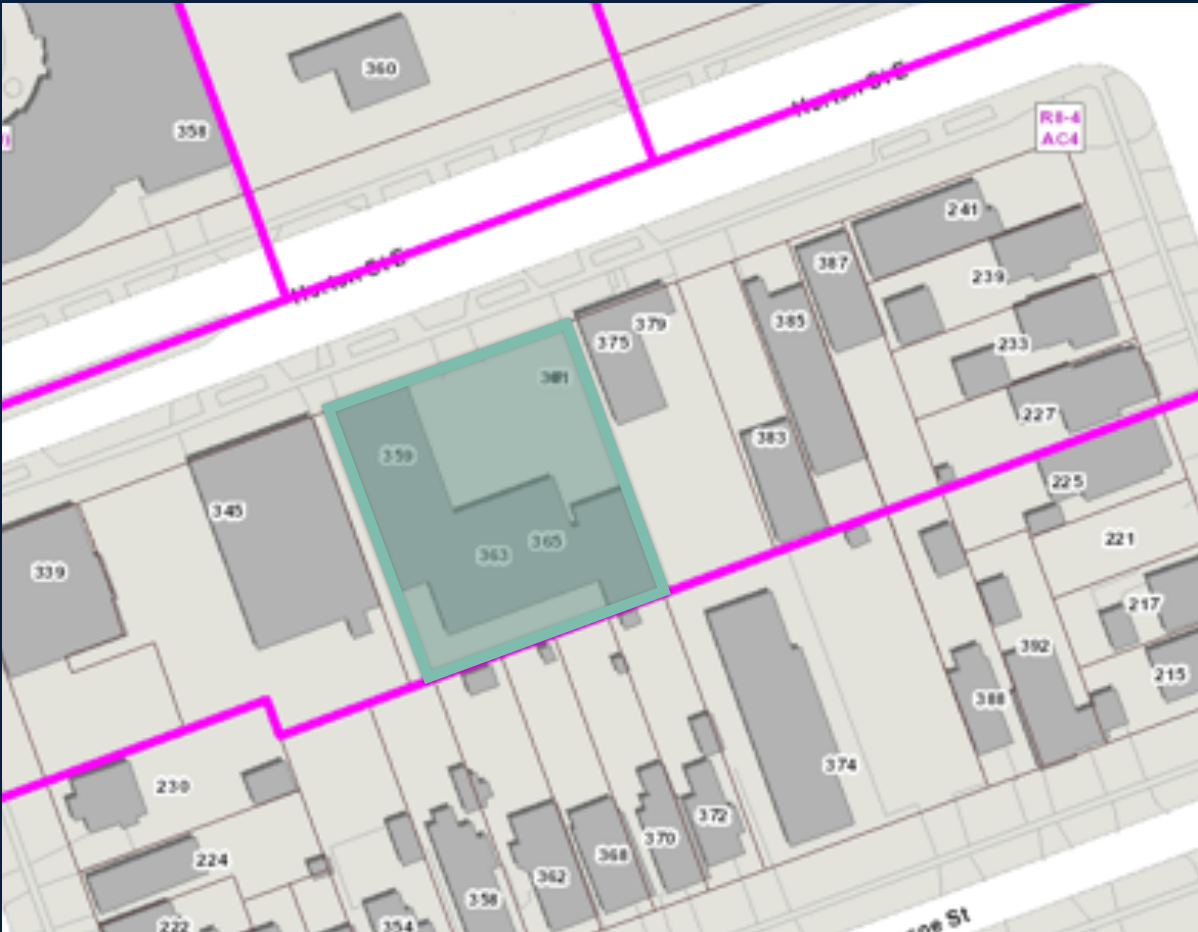
- Studios;
- Video rental establishments;
- Brewing on Premises Establishment;
- Artisan Workshop;
- w) Craft Brewery.

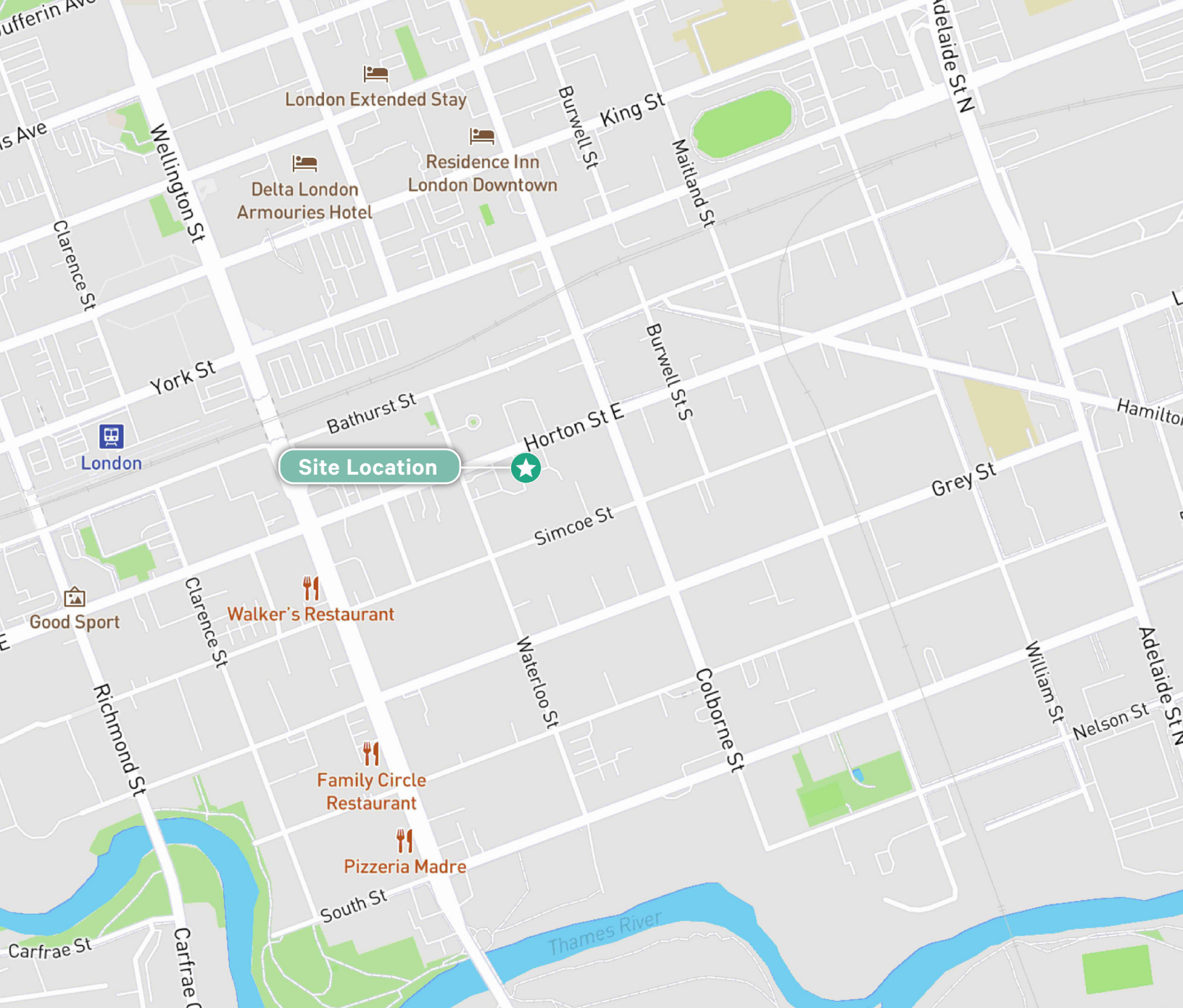
Residential R8 Zone

The following are permitted uses in the R8 Zone variation:

- Apartment buildings;
- Handicapped person's apartment buildings;
- Lodging house class 2;
- Stacked townhousing;
- Senior citizen apartment buildings;
- Emergency care establishments;
- Continuum-of-care facilities

ZONING MAP





For more information, please contact:

Rick Spencer**

Vice President

rick.spencer@cbre.com

D 519 286 2005

C 519 476 2002

Christina Shore*

Senior Sales Associate

christina.shore@cbre.com

D 519 286 2021

C 519 777 6342

CBRE Limited, Brokerage | 380 Wellington Street | Suite 30 | London, ON N6A 5B5 | www.cbre.ca | **Broker, *Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Google Earth

CBRE