

Colliers

620

FANSHAWE PARK RD E
LONDON ONTARIO



Price Improvement!

Tenanted Investment
For Sale **\$925,000** ~~\$950,000~~

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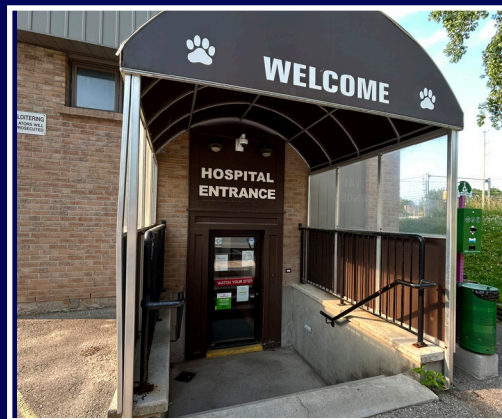
Accelerating success.

Property Summary

Well-positioned near the high-traffic intersection of Fanshawe Park Road East and Adelaide Street North and across from a Sobeys and Home Depot anchored plaza in London's north-end, this well-maintained standalone commercial building is home to a locally respected full-service veterinary clinic. The purpose-built structure enjoys excellent visibility and accessibility, with reception area, exam rooms, consultation offices, lab/pharmacy, procedure space, lead-lined x-ray rooms and staff area. Exterior features secure customer parking and landscaped frontage. Established tenant with decades of continuous operation and strong community reputation. Proximity to major employment, retail, and educational hubs ensure consistent traffic and client volume. Positioned within a stable, mature

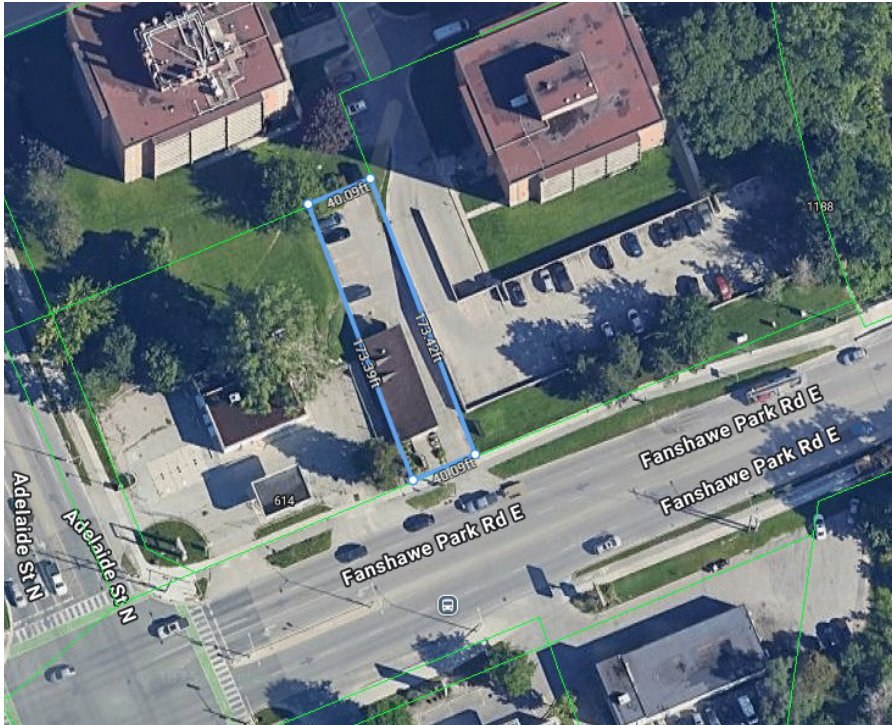
neighborhood in London's Northdale area, with a mix of residential, commercial, and institutional properties, schools and parks. An ideal opportunity for investors.

- **Excellent exposure on Fanshawe Park Road East**
- **Strong support from nearby anchors including Home Depot, Sobeys and quick service restaurants**
- **Long term tenant with lease and extension**
- **Well maintained building**
- **9 onsite parking stalls**



Property Details

Subject Property	620 Fanshawe Park Rd E
Municipality	London, ON
Area	0.159 AC
Measurements	40.09ft. x 173.39ft. x 40.09ft. x 173.42ft.
PIN	080850267
ARN	393602050016400
Building Size	2,784 SF
Legal Description	BLOCK "R" PLAN 996; SUBJECT TO 656606, 614938, 326747; SUBJECT TO EASEMENT OVER PARTS 1 AND 2, 33R-5188 AS IN ER321683; LONDON
Parking	9 stalls
Zoning	CC SS



The following are permitted uses in the CC Zone variation:

- a) Convenience service establishments without a drive-through facility; (Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- b) Convenience stores without a drive-through facility; (Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- c) Financial institutions without a drive-through facility; (Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- d) Personal service establishments without a drive-through facility; (Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).

The following are permitted uses in the SS Zone variation:

- a) Gas bars.

Nearby Amenities



Stoney Creek, a rapidly growing neighbourhood in northeast London, Ontario, offers a compelling opportunity for commercial real estate investors. Strategically located near major arterial roads like Highbury Avenue and Fanshawe Park Road, the area ensures excellent connectivity and accessibility for both customers and businesses. With a strong mix of residential developments, schools, and community amenities—including the Stoney Creek Community Centre, YMCA, and Library—the area enjoys steady foot traffic and a family-friendly atmosphere that supports retail, office, and service-oriented ventures.

The local population is expanding, driven by new housing developments and the appeal of suburban living with urban conveniences. This growth fuels demand for commercial services, making it an ideal environment for long-term investment. Additionally, proximity to established commercial zones and the consistently strong real estate market in London enhances the area's stability and potential for returns. Stoney Creek is not just a place to invest—it's a place to grow with the community.

<i>What's Nearby?</i>	TD Canada Trust	Popeyes Louisiana Kitchen	SilverCity Cinemas
The Home Depot	RBC Royal Bank	Esso	Western University
Sobeys	Tim Horton's	OK Tire	Fanshawe College
Rexall	Starbuck's	CF Masonville Place	London Intl Airport



For more information about this property please contact:



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RECO
Information Guide

Colliers Canada | London

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

PURCHASER CONFIDENTIALITY AGREEMENT
 ("Confidentiality Agreement")
620 Fanshawe Pk Rd E, London, Ontario, Canada

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 620 Fanshawe Pk Rd E, London, Ontario (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property 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 property.

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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 Lisa.Lansink@colliers.com**

CO-OP BROKER CONFIDENTIALITY AGREEMENT
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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