

80 & 82 Base Line Road West

LONDON | ONTARIO



AVAILABLE FOR SALE | 0.492 ACRE DEVELOPMENT LOT

Rick Spencer**

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CBRE

**Broker, *Sales Representative

PROPERTY INFORMATION

This half-acre parcel has been recently rezoned, allowing for an 8-storey apartment building with 77 units and is ready for the new Buyer to proceed with the draft site plan approval process. Located in close proximity to Wortley Village, it offers a desirable location for tenants. At a price of \$33,800 per unit, it presents a competitive opportunity in the market.

PROPERTY DETAILS

LOT SIZE (ACRES) 0.492 (0.242 + 0.250)

ZONING R9-7(C)*H30

OFFICIAL PLAN Neighbourhoods

PLANNING STATUS Site specific zoning in place allowing for an 8-storey, 77 unit apartment building

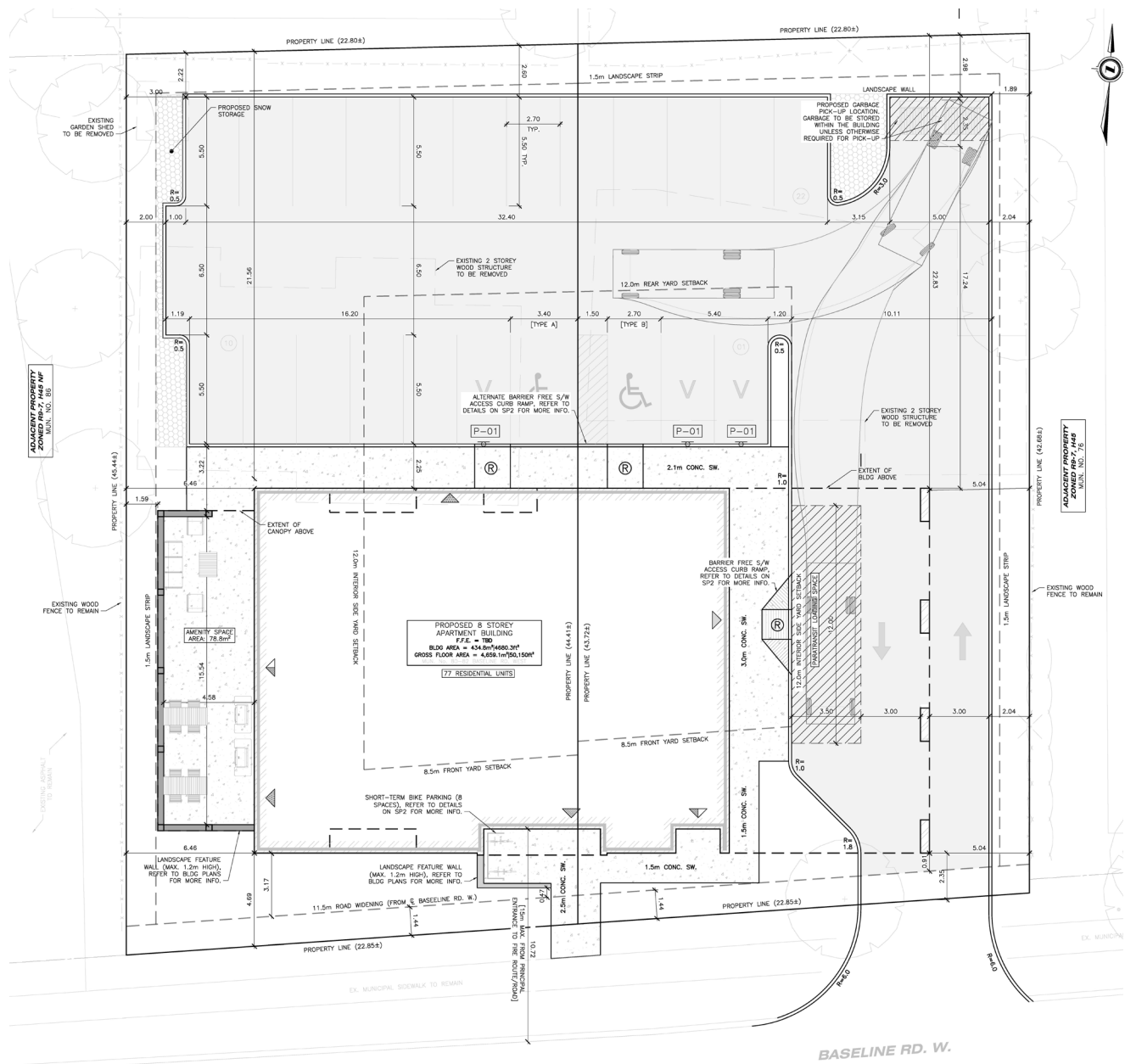
PROPERTY TAXES (2024) \$3,885.64 (80 Base Line Road W) + \$5,112.66 (82 Base Line Road W)

PIN #S 083970013 / 083970012

SALE PRICE \$2,600,000.00



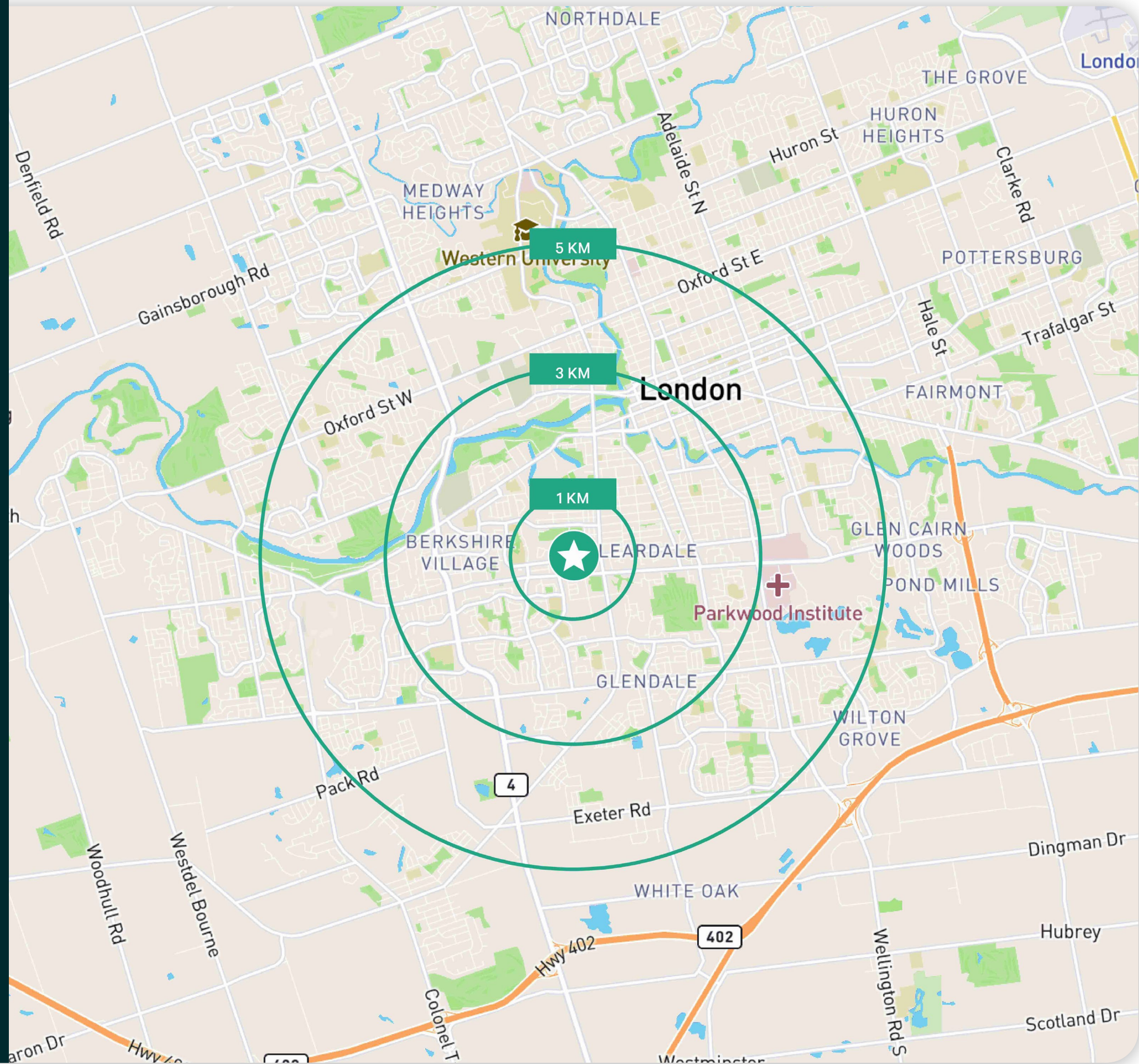
CONCEPT DRAWING

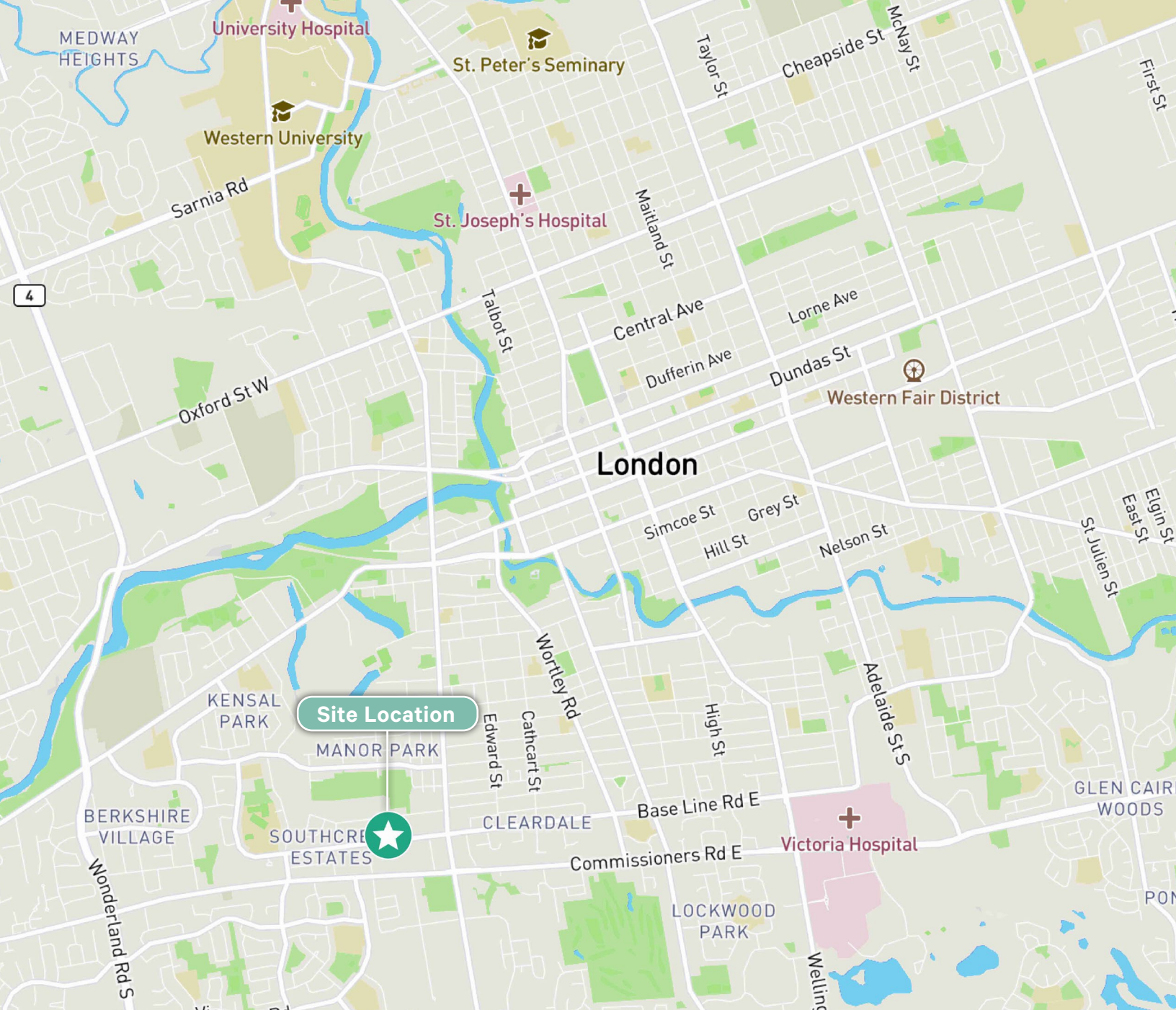


2024 DEMOGRAPHIC SNAPSHOT

SUBJECT PROPERTY RADIUS

	All Of London	0-1 Km	0-3 Km	0-5 Km
TOTAL POPULATION	618,376	12,702	85,991	213,018
% POP. CHANGE (2024-2029)	9.7%	14.7%	8.6%	9.6%
AVERAGE HOUSEHOLD INCOME	\$110,170	\$85,652	\$95,690	\$94,808
TOTAL EXPENDITURE PER HOUSEHOLD	\$119,466	\$81,391	\$97,528	\$97,521





For more information, please contact:

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