

Listing X12304932 MLS® Data Information



2049 Bradley Avenue
London South, ON N6M 1E4
Commercial - Land
For Sale - \$1 For Sale - New

CBRE LIMITED (519-673-6444)
RANDY FISHER, Broker (519-872-3494)
CBRE LIMITED (519-673-6444)
LARIN SHOULDICE, Salesperson (519-851-7654)
1 Day on Market

Location

| | | | |
|----------------------|--|--------------------|------------------------------|
| AREA | Middlesex | LOT SIZE CODE | Feet |
| MUNICIPALITY | London South | LOT SIZE SOURCE | GeoWarehouse |
| COMMUNITY | South U | LOT SIZE AREA/CODE | 44.25 Acres |
| LEGAL DESC. | PART LOT 10 CONCESSION 2 AS IN 286754; SUBJECT TO WU47081; TIGHT WITH R.O.W. AS IN 143873; LONDON/WESTMINSTER; PART LOT 10 CONCESSION 2 AS IN 286754; T/W ROW AS IN 143873; LONDON/WESTMINSTER | ZONING | AG2, OS4 |
| | | DIR.S | Bradley Ave & Highbury Ave S |
| | | MAIN CROSS STREETS | Bradley Ave & Highbury Ave S |
| LOT FRONT | 659.47 | | |
| LOT DEPTH | 0 | | |
| LOT/BLDG./ UNIT CODE | Lot | | |

Amounts/Dates

| | | | |
|------------------------------|--------------------------|-------------------------|-------------------------|
| HST APPLICABLE TO SALE PRICE | In Addition To | POSSESSION REMARKS/TYPE | 1-29 days / 1-29 days |
| TAXES/YEAR/TYPE | 17917.94 / 2025 / Annual | HOLDOVER DAYS | 120 |
| CONTRACT COMMENCEMENT | July 23, 2025 | SELLER NAME | 2035723 ONTARIO LIMITED |
| EXPIRY DATE | March 31, 2026 | | |

Details

| | | | |
|-----------------|------------------------|-------------|-----------------|
| CATEGORY | Raw (Outside Off Plan) | WATER | Municipal |
| USE | Industrial | GARAGE TYPE | Outside/Surface |
| FREESTANDING | Yes | RAIL | No |
| TOTAL AREA/CODE | 44.25 Acres | SEWERS | Septic |
| UTILITIES | Available | | |

Comments

REMARKS FOR CLIENTS

Escape Toronto to the more affordable City of London with this high profile Highway 401 site that consists of approximately 44 acres. Located in a prime industrial corridor west of Innovation Park between the Highbury Avenue South and Veterans Memorial Parkway interchanges for easy Highway 401 access. Approximately 10 acres of the site has been improved with a hard surface gravel base for truck parking or many other uses. Located adjacent to the Urban Growth boundary with municipal water along Bradley Avenue. The Property has 2 residences and a shop / service building and the current zoning is Agriculture 1 & 2 and Open Space 4. Some of the many great reason to come to London include recent announcements like the Volkswagon battery gigafactory and Amazon fulfilment center (2,800,000 SF) and Maple Leaf Food Poultry Plant (660,000 SF) and more. Contact Listing Broker for additional details. Other Address: 2055 Bradley Avenue, London; ARN: 393608003006000; PIN: 081990052

Other

| | | | |
|---------------------------|------------------------------|-----------------------------|------------------|
| LISTING BROKERAGE | CBRE LIMITED | SELLER PROP. INFO STATEMENT | No |
| SALESPERSON 1 | RANDY FISHER, Broker | DISTRIBUTE TO INTERNET | Yes |
| SALESPERSON 1 PHONE # | 519-872-3494 | DISPLAY ADDRESS ON INTERNET | Yes |
| SALEPERSON 1 EMAIL | randy.fisher@cbre.com | DISTRIBUTE TO DDF/IDX | No |
| SALESPERSON 2 BROKERAGE | CBRE LIMITED | PERMISSION TO CONTACT | No |
| SALESPERSON 2 | LARIN SHOULDICE, Salesperson | BROKER TO ADVERTISE | |
| SALESPERSON 2 PHONE # | 519-851-7654 | SHOWING REQUIREMENTS | List Salesperson |
| SALESPERSON 2 EMAIL | larin.shouldice@cbre.com | OCCUPANCY | Vacant |
| CMSN. TO CO-OP. BROKERAGE | 2% | CONTACT AFTER EXPIRED | No |

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature

Date

Signature

Date

Signature

Date