

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; TOGTH 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
LOT FRONT	659.47	DIR.S	Bradley Ave & Highbury Ave S
LOT DEPTH	0	MAIN CROSS STREETS	Bradley Ave & Highbury Ave S
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 Volkswagen 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
SALESPERSON 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

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Signature	Date
Signature	Date
Signature	Date