



**FOR SALE**

# High-Performing Investment Opportunity

## 367 Princess Avenue, London, ON

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Accelerating success.

367 Princess Avenue | For Sale

# The Opportunity

Prime Location | Classic Curb Appeal

Located in the heart of the historic Woodfield District, **367 Princess Avenue** offers a rare opportunity to own a high-performing investment property in one of **London's most coveted heritage neighborhoods**. This **classic brick four-plex** seamlessly blends the **architectural charm** of Old London with the **steady cash flow potential** of a multi-unit residential asset.

Situated on a **quiet, tree-lined** stretch of Princess Avenue, this property is just steps away from the Victoria Park gates, **downtown offices**, and the vibrant Richmond Row **shopping & restaurant district**. The building maintains its **stately presence** with traditional yellow-brick masonry and large, bright windows that are characteristic of the area's historic "Victorian-lite" architecture.



Victoria Park



University of Western Ontario.



Richmond Row



Thames River

## Property at a glance



Woodfield District  
Location



Lease-Up  
Potential



4,000 SF  
Total Building Area

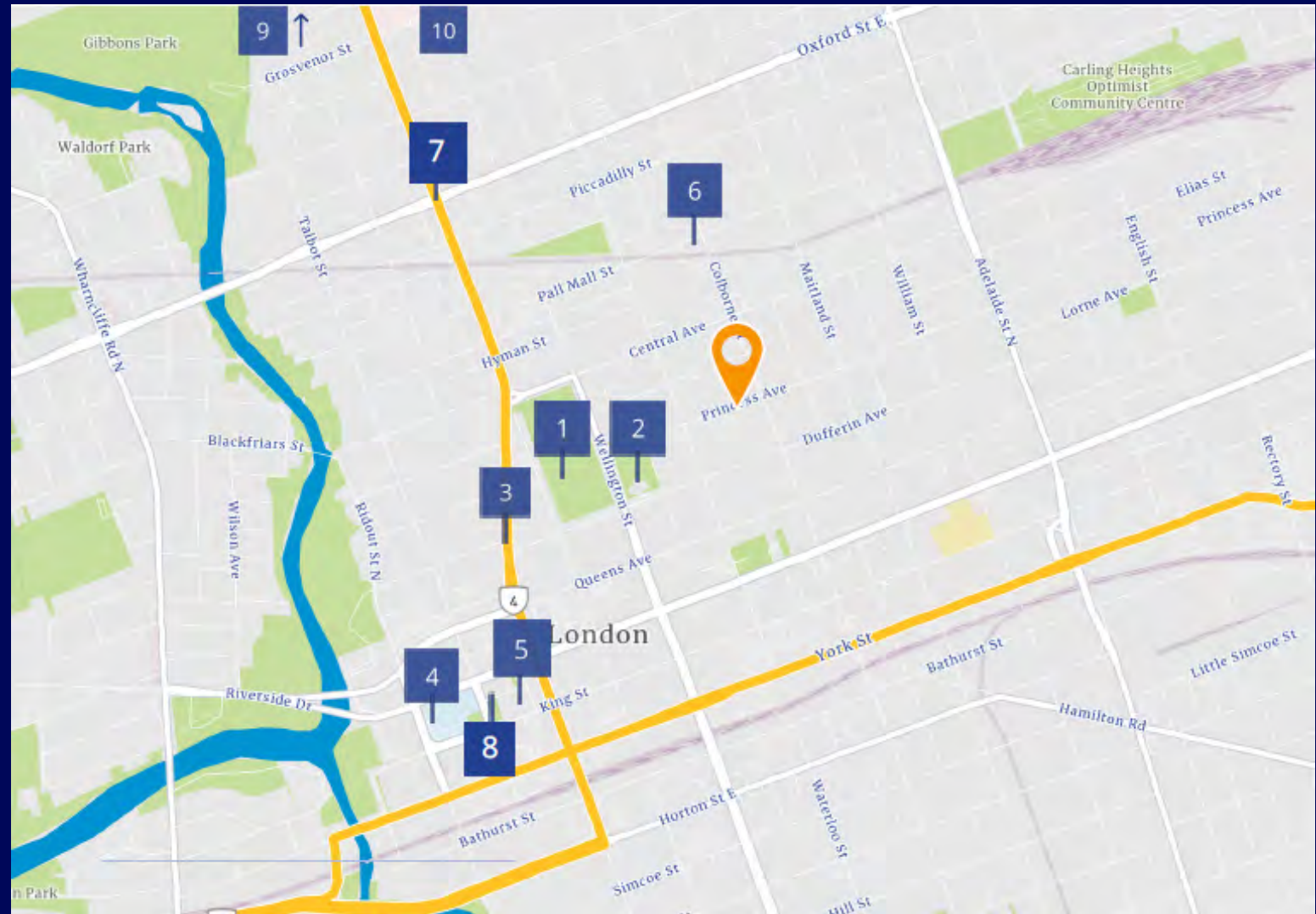


4 Units  
Separate  
Entrances

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# Neighbourhood Highlights

- |    |                                  |
|----|----------------------------------|
| 1  | Victoria Park                    |
| 2  | City Hall                        |
| 3  | Richmond Row                     |
| 4  | Canada Life Place                |
| 5  | Covent Garden Market             |
| 6  | Colliers SWO                     |
| 7  | Transit Hub<br>Oxford & Richmond |
| 8  | Fanshawe Campus                  |
| 9  | UWO (9 mins north from Subject)  |
| 10 | LHSC St Joseph's Hospital        |



# Property Overview



367 Princess Avenue | **For Sale**

**\$ 1,260,000**

Asking Price

## Features

- **Zoning:** R3 classification allows for the existing multi-unit density, providing a stable legal framework for your investment..
- **Parking:** Rare for downtown, the property features on-site parking at the rear, a massive "value-add" for urban tenants.
- **The Units:** This legally non-conforming four-plex typically offers a mix of spacious layouts.
- **Individual Entrances:** Providing a sense of privacy and "home" rather than an apartment feel.
- **Separate Meters:** Units are independently metered for hydro, keeping landlord overhead low,
- **Transit & Walkability:** Boasting a high walk score, it is ideally located for professionals working at LHSC, Western University, or the downtown core.

Civic Address: 367 Princess Avenue, London, ON

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Legal Address: WLY 70 FT LT 8 S/E PRINCESS AV LONDON

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Location: Princess Ave between Waterloo St & Maitland St

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Year Built: 1886

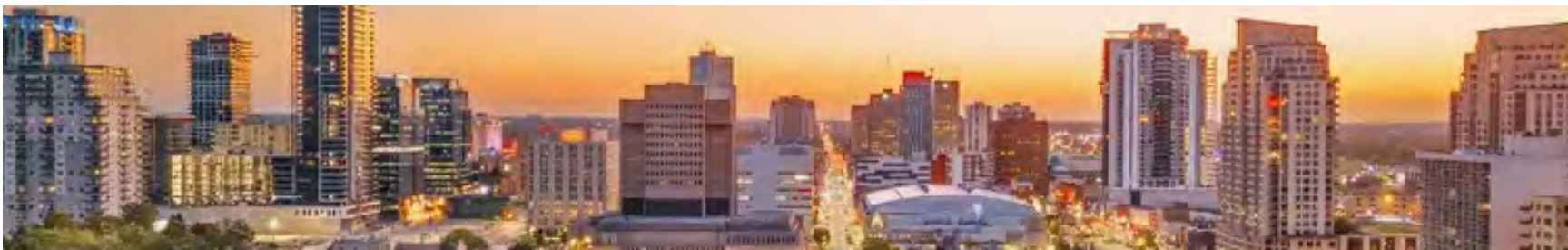
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2025 Annual Taxes: \$14,115.24

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Possession: April 30, 2026 / Flexible

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For more information about this property please contact:



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