

**IYAD
AMRO**
COMMERCIAL & RESIDENTIAL BROKER



FOR SALE
\$2,850,000.00

**SITEPLAN APPROVED FOR 16000 SQF COMMERCIAL
RETAIL PLAZA with DRIVE THROUGH**
3505 MORGAN AVENUE | LONDON, ON



CONTACT US

IYAD AMRO

BROKER

COLDWELL BANKER REALTY IN MOTION

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FOR SALE 3505 MORGAN AVENUE



PROPERTY FEATURES

SITE AREA ± 1.46 Acres

ZONING Restricted Service Commercial (RSC) - RSC3 (18), RSC4 (16) (including but not limited to)

- Assembly halls
- Clinics
- Commercial recreation establishments
- Emergency care establishments
- Funeral homes
- Medical/dental offices
- Private clubs
- Automotive uses, restricted
- Bake shops
- Convenience service establishments
- Convenience stores
- Day care centres
- Duplicating shops
- Financial institutions
- Florist shops
- Personal service establishments
- Restaurants
- Self-storage Establishments

SERVICING Full municipal services available

- COMMENTS**
- Located on the corner of Morgan Avenue & Wharncliffe Road South
 - Daily traffic counts of 20,000 vehicles along Wharncliffe Road South
 - Ideal for medical/dental offices and a variety of other office and retail uses
 - High growth node of south London
 - Active retail development along Wharncliffe Road South and Wonderland Road South
 - Adjacent to Sifton Properties Andover Trails Neighbourhood

SALE PRICE ASKING \$2,900,000

