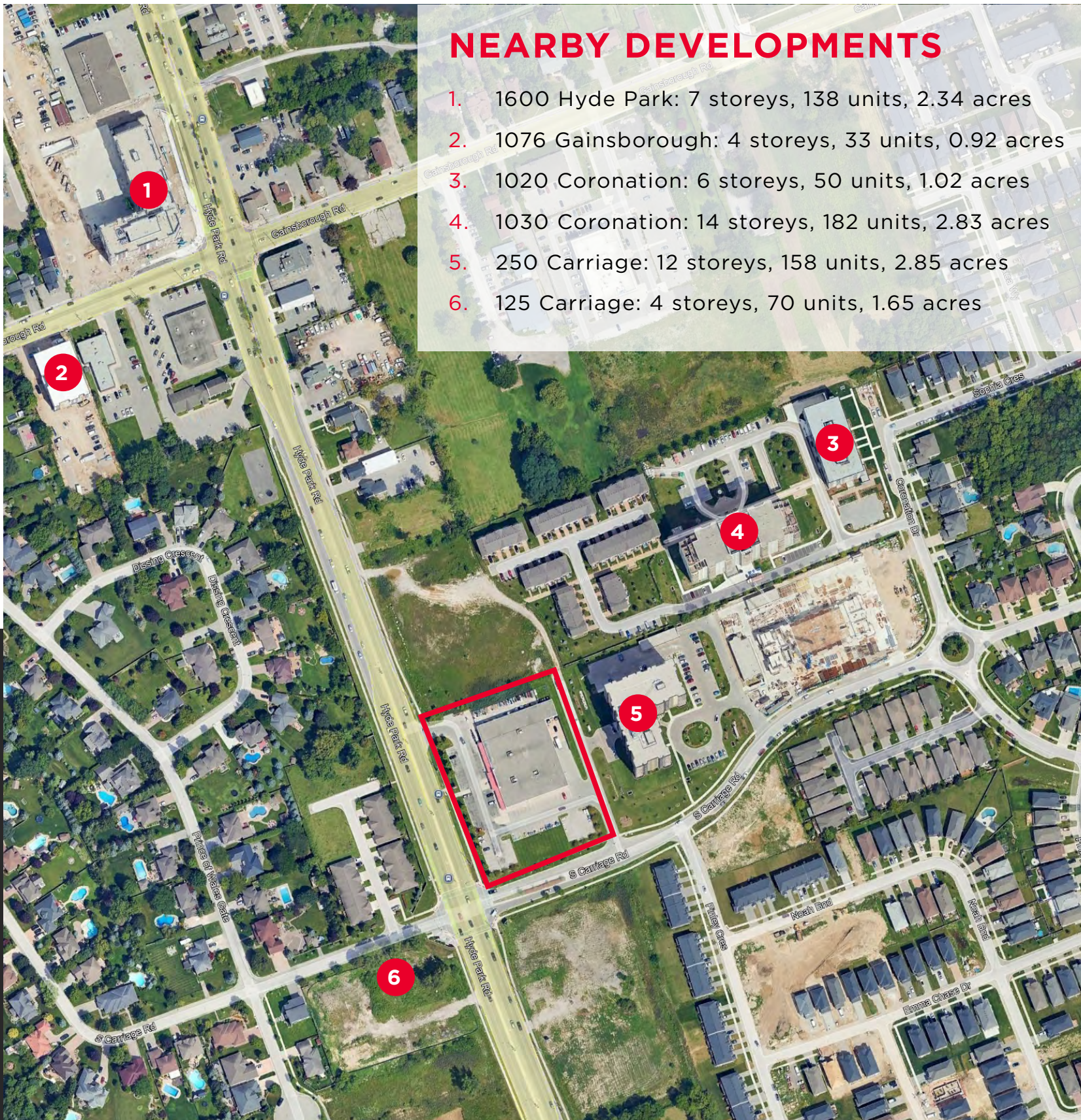




1435 Hyde Park Road

London, ON

22,202 SF freestanding building for sale
in a rapidly developing area



NEARBY DEVELOPMENTS

1. 1600 Hyde Park: 7 storeys, 138 units, 2.34 acres
2. 1076 Gainsborough: 4 storeys, 33 units, 0.92 acres
3. 1020 Coronation: 6 storeys, 50 units, 1.02 acres
4. 1030 Coronation: 14 storeys, 182 units, 2.83 acres
5. 250 Carriage: 12 storeys, 158 units, 2.85 acres
6. 125 Carriage: 4 storeys, 70 units, 1.65 acres

WELCOME TO

1435 Hyde Park Rd

22,202 SF FREESTANDING BUILDING WITH 5,520 SF COVERED display area situated on a hard corner along Hyde Park Road, a prominent thoroughfare in London. Prime visibility in a rapidly developing area, with new residential and commercial developments nearby. Opportunity to build an additional 4,239 SF pad on site.

Details

SIZE	22,202 sf w additional 5,520 sf covered display area + opp to build additional 4,239 sf pad on site
ASKING PRICE	Contact listing agent
TAXES:	\$102,747 (est 2024)
AVAILABILITY	Immediate
PARKING SPOTS	96
CEILING HEIGHT	17'2" to steel deck
LOADING	1 dock level door
ZONING	Business District Commercial (BDC)

Highlights

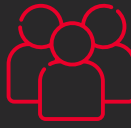
- Freestanding building
- Covered display area
- Opportunity to build additional 4,239 sf pad on site
- Hard corner location
- Easy access to Fanshawe Park Road West
- Prime visibility
- Rapidly developing area
- Surrounded by national retailers

NEIGHBOURHOOD OVERVIEW

SITUATED ON A HARD CORNER ALONG HYDE PARK ROAD, a prominent thoroughfare in London, with easy access to Fanshawe park Road West. Prime visibility in a rapidly developing area, with new residential and commercial developments nearby. Surrounding retailers include RONA, Dodge Chrysler Jeep Ram, Giant Tiger, Dollar Tree, Tim Horton's, and medical facilities.



Demographics (5km radius)



Population
101,585



Daytime Population
122,854



Total Households
40,662



Avg. Household Income
\$110,251



Traffic Count
27,500 vehicle per day



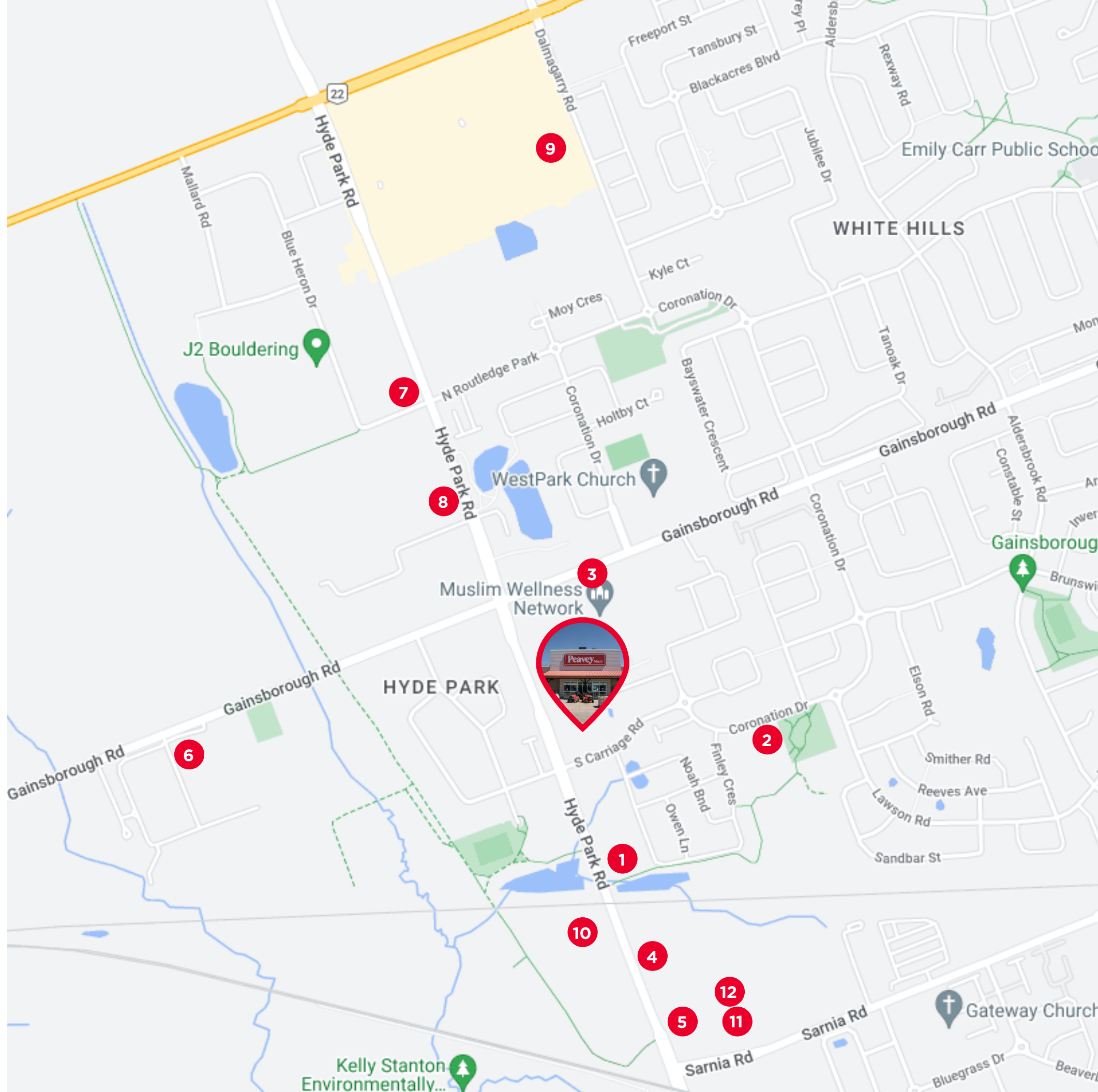
Pedestrian Score
51



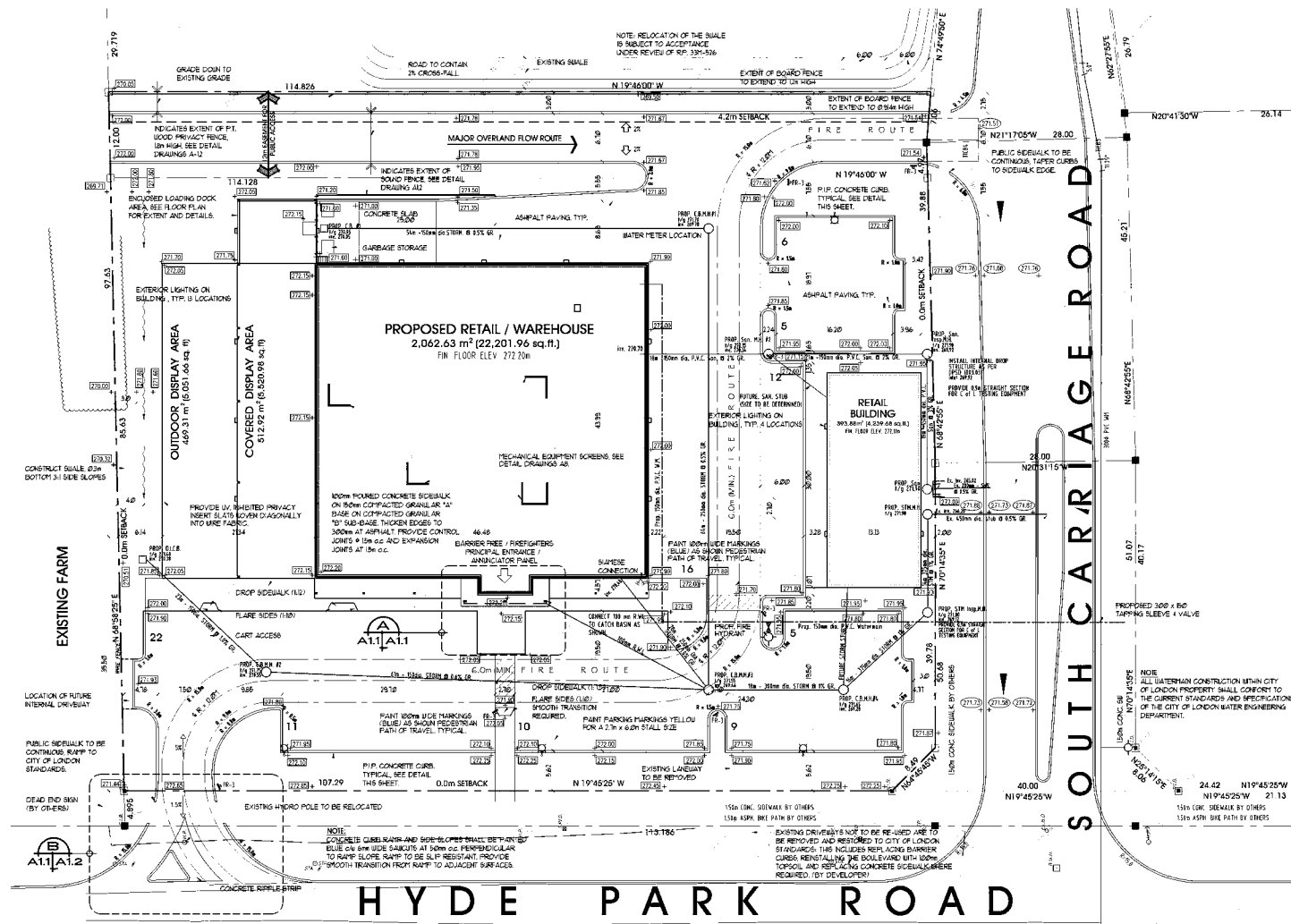
Transit Score
33

NEIGHBOURHOOD AMENITIES

- 1. Taverna 13thirtyone
- 2. St. John French Immersion Catholic Elementary School
- 3. Cappadocia Breakfast & Cafe
- 4. Oxford Dodge Chrysler Jeep Ram
- 5. Tim Horton's
- 6. Bellamere Winery and Event Centre
- 7. Mandarin
- 8. Subway
- 9. Walmart Supercentre
- 10. RONA
- 11. Giant Tiger
- 12. Dollar Tree

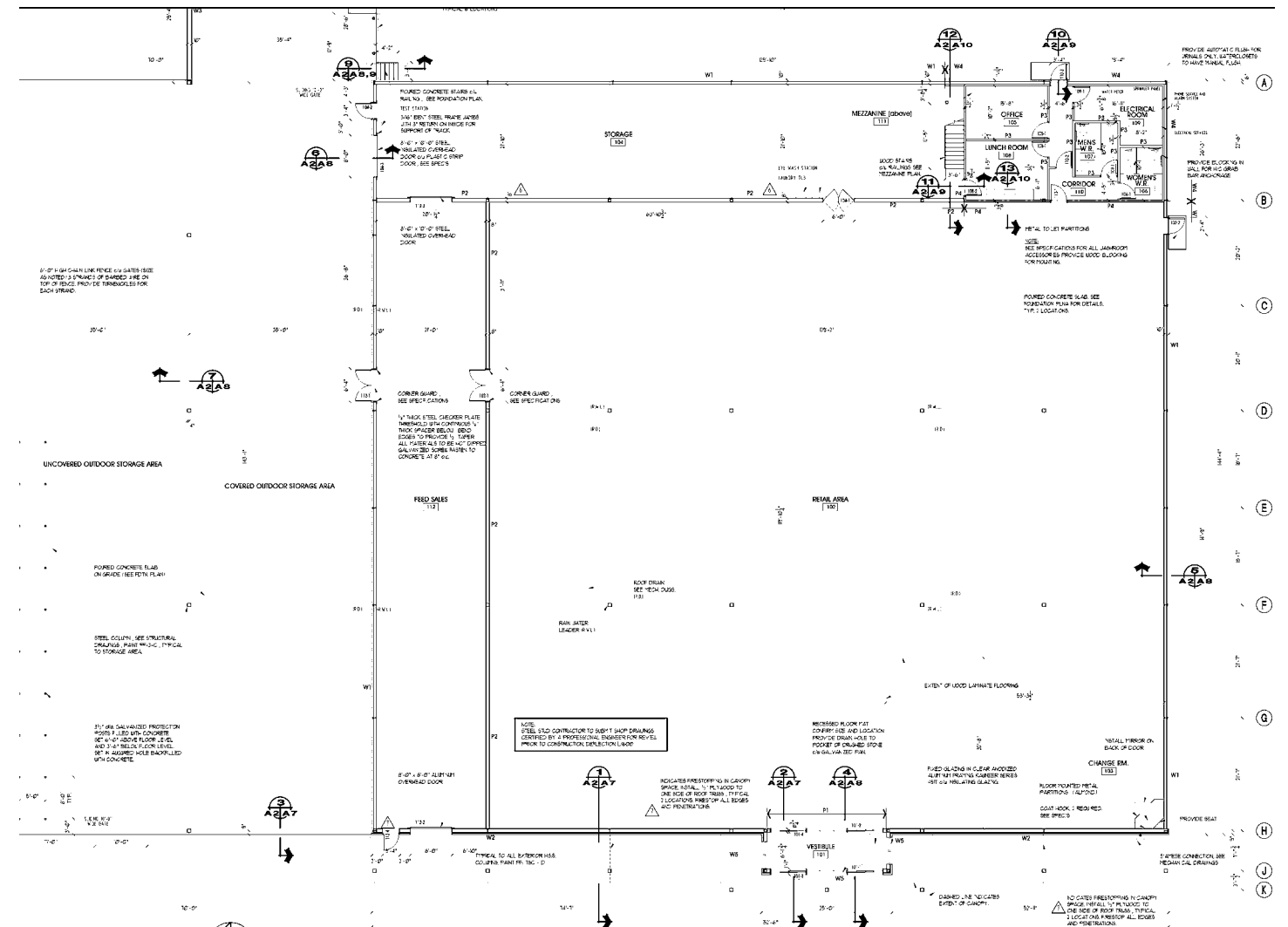


Site Plan



Floor Plan

22,202 sf



OFFERING PROCESS

Memorandum Contents

This Confidential Information Memorandum (“CIM”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the Information that a prospective purchaser may require in deciding whether or not to purchase the Property.

This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides information relating to certain physical, locational, and financial characteristics of the Property.

The information in this CIM has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Advisor, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

Confidentiality

By accepting this CIM, prospective Purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm, or entity without the prior written consent of the Vendor and Cushman & Wakefield Waterloo Region Ltd. (“C&W”). Prospective Purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, or C&W or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide C&W with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this Section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” will relate to all Sections of the CIM as if stated independently therein.

The CIM shall not be copied, reproduced, or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendor and C&W. It is made available to prospective Purchasers for information purposes only and upon the expressed understanding that such prospective Purchasers will use it only for the purposes set forth herein.

Upon request, the recipient will promptly return all material received from the Vendor and C&W (including the CIM) without retaining any copies thereof. In furnishing the CIM, the Vendor and C&W undertake no obligations to provide the recipient with access to additional information. The division of the CIM into sections, paragraphs, sub paragraphs and the insertion or use of titles and headings are for convenience and reference only and shall not affect the construction or interpretation of this CIM.

Indemnification

Recipients of this CIM acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property. Where a recipient of this CIM is working with another broker, that broker must register its client with C&W at the outset. The broker must notify the listing agents at C&W in writing, at the time the CIM is provided, that it is representing that Purchaser and must provide a written acknowledgment of representation from the Purchaser. Failing receipt of such notice and acknowledgment, it shall be deemed that the recipient has not dealt with any broker, other than C&W, regarding the acquisition of the Property, and the recipient agrees that they will not look to the Vendor or C&W, or any of their affiliates for any fees or commissions in connection with the sale of the Property.

In exchange for specific good and valuable consideration provided by the Vendor and C&W, including without limitation, the delivery of this CIM, the receipt and sufficiency of which are hereby acknowledged by the prospective Purchasers, prospective Purchasers hereby agree to indemnify the Vendor and C&W, and their affiliates against any compensation, liability or expense (including legal fees), arising from claims by any other broker or other party the Purchaser had dealings with (excluding C&W) in connection with the sale of the Property, or in connection with a breach by the prospective Purchaser of its obligations as described herein. In no event shall prospective Purchasers or any of their agents or contractors contact any governmental authorities concerning the Properties, or make any physical inspection or testing of the Properties, without the prior written consent of the Vendor or C&W.

Transaction Requirements

Interested parties are invited to submit a proposal on the Vendor’s Expression of Interest. From the submissions, one or more of the proposals may be short listed to proceed to the next stage of the process where it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property. All participants in the process do so of their own accord.

Neither the Vendor nor C&W make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any Agreement of Purchase and Sale, before or after negotiations, which may be extensive, that the Vendor will accept the highest or any price offered or, that the Vendor or C&W, shall compensate any participant for any costs incurred in its participation in the process.

Offers will be evaluated on, among other criteria, the consideration offered for the Property, the prospective Purchaser’s ability to complete the transaction, and the proposed conditions of closing.

Offer submission date to be announced by Advisors.

Offer Submissions

All offers to be submitted to the below:

FRASER VRENJAK*

Sales Representative
Senior Vice President
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

BENJAMIN BACH*

Sales Representative
Vice President
+1 519 804 4341
benjamin.bach@cushwakewr.com

BOB VRENJAK*

Sales Representative
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

JORDAN PALMER, SIOR*

Sales Representative
Senior Vice President
+1 519 804 4384
jordan.palmer@cushwakewr.com



 **CUSHMAN & WAKEFIELD**
Waterloo Region

4295 King Street East, Suite 401
Kitchener, ON N2P 0C6 | Canada

FRASER VRENJAK*

Sales Representative
Senior Vice President
+1 519 804 4355
fraser.vrenjak@cushwakewr.com

BENJAMIN BACH*

Sales Representative
Vice President
+1 519 804 4341
benjamin.bach@cushwakewr.com

BOB VRENJAK*

Sales Representative
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

JORDAN PALMER, SIOR*

Sales Representative
Senior Vice President
+1 519 804 4384
jordan.palmer@cushwakewr.com

©2024 Cushman & Wakefield Waterloo Region Ltd., Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.*Sales Representative **Broker