



For Sale

3,600 SF on 0.743 Acres

1166 Hyde Park Rd, London ON

Set along the highly travelled Hyde Park Road corridor in northwest London, 1166 Hyde Park Road benefits from exceptional street exposure within one of the city's most active retail and service nodes. The property is situated within the Hyde Park Square business district and minutes from SmartCentres London Northwest Power Centre, anchored by national retailers such as Walmart, Winners, and other daily-needs destinations that generate consistent, year-round traffic. The surrounding area features a strong mixed-use environment with a growing residential base supported by apartments and established neighbourhoods, complemented by nearby retail, professional offices, medical services, and community amenities. This dynamic setting makes the location particularly well-suited for customer-facing businesses, showroom uses, medical or professional services, and service-oriented users seeking visibility, accessibility, and proximity to a dense consumer base. The site also benefits from convenient connectivity, with immediate access to Hyde Park Road (Highway 4) and close proximity to major east-west arterials including Sarnia Road and Gainsborough Road, providing efficient access for staff, clients, and service vehicles. Overall, 1166 Hyde Park Road offers a rare combination of high visibility, strong surrounding demographics, and excellent accessibility in one of London's fastest-growing commercial corridors.

Accelerating success.

For Sale

\$1,750,000



Strong drive-by
visibility



Proximity
to National
Brands -
Retail Centre

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Colliers

Property Overview

Address 1166 Hyde Park Rd, London, ON

ARN 393609046028698

PIN 080530665

Zoning RSC1, RSC5, RSC6

Year Built 1991 - 2006

Site Area 0.743 Acres

Frontage 222.34 FT

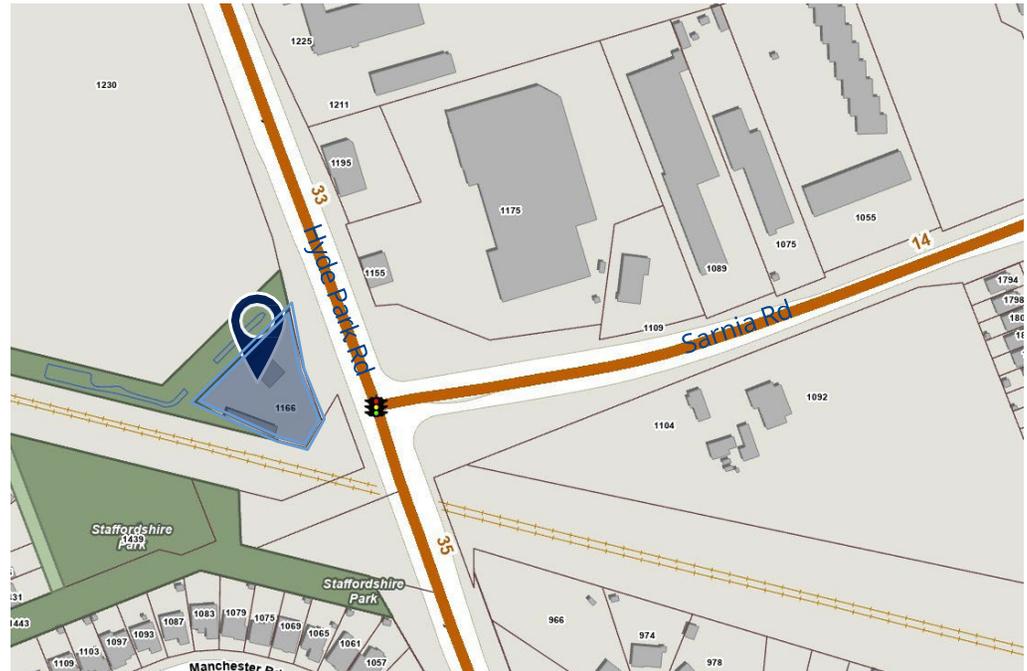
Total Area 3,600 SF

Parking Outside/Surface

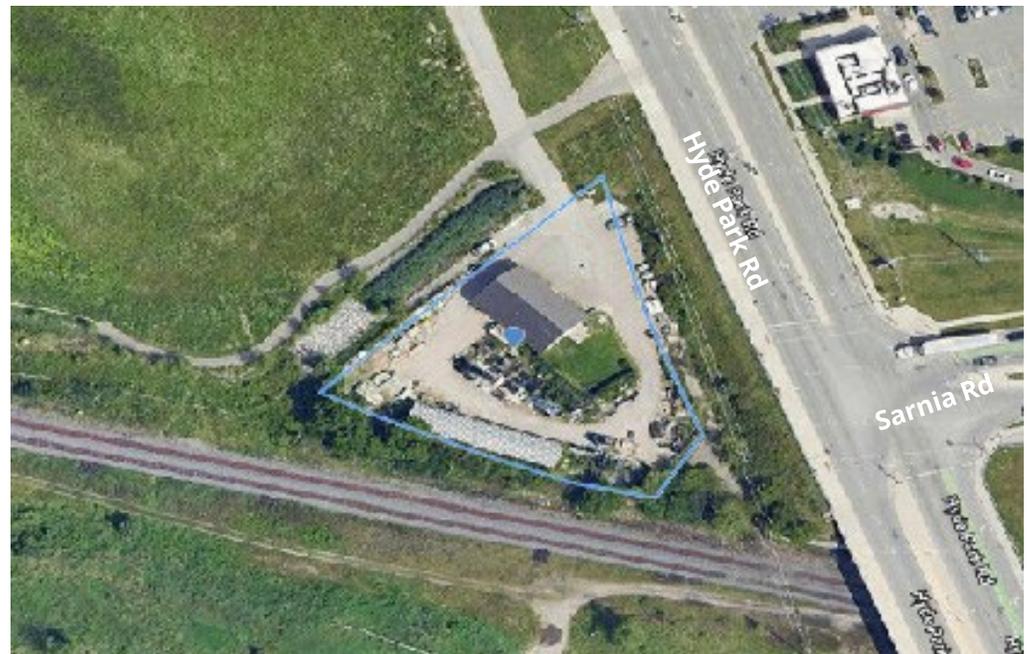
Legal Description CON 3 PT LOT 25 RP33R9879 PART 2

Taxes \$8,451.00 | 2025 | Annual

Asking Price \$1,750,000



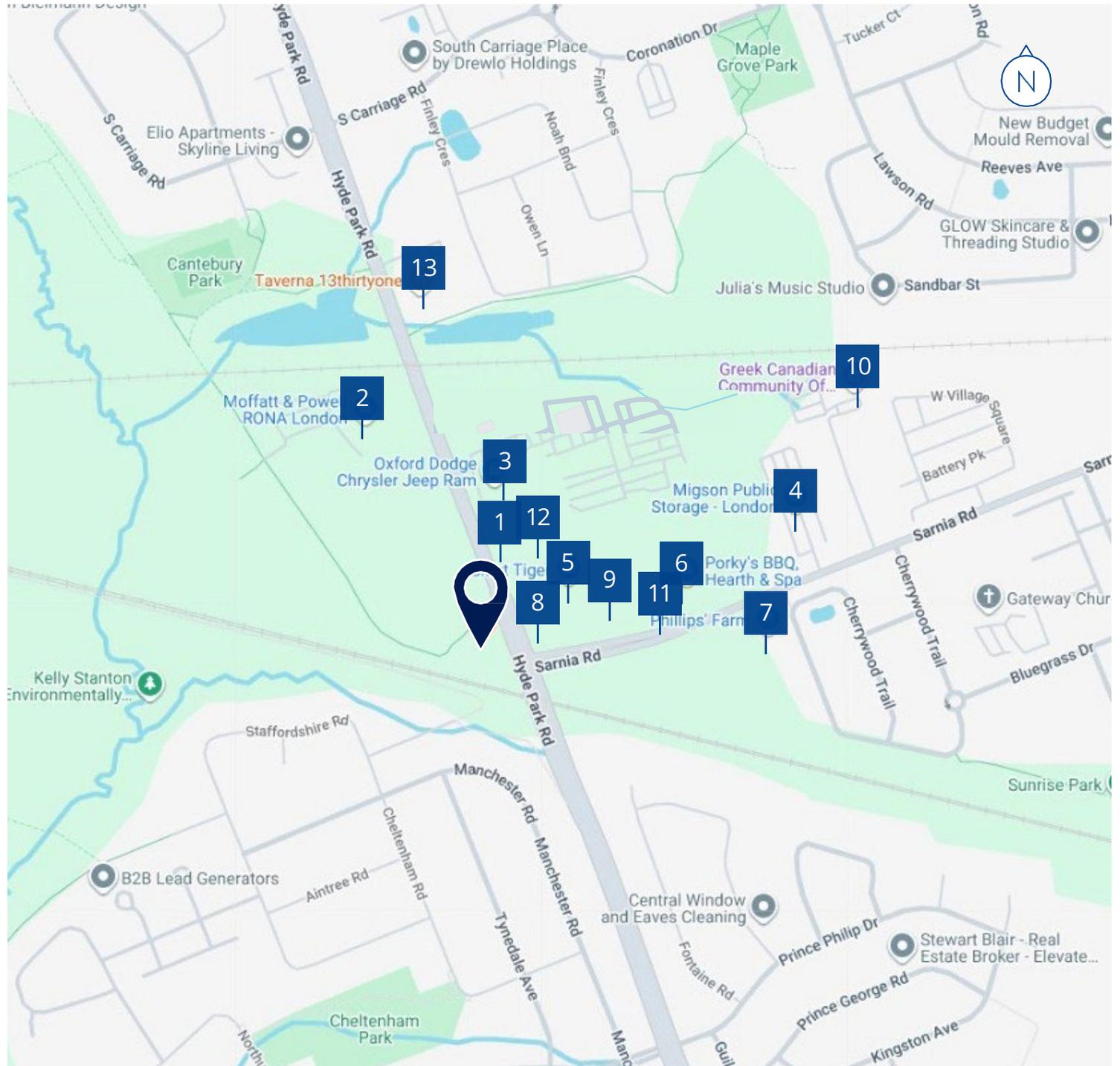
TRAFFIC COUNT (DAILY X1000)



Nearby Amenities

📍 1166 Hyde Park
London, ON

1	Nofrills
2	Moffatt & Powell RONA
3	Oxford Dodge Chrysler Jeep Ram
4	Public Storage
5	Giant Tiger
6	Porky's BBQ Hearth & Spa
7	Phillips Farm
8	Tim Horton's
9	Dollar Tree
10	Greek Canadian Community
11	Dey's Fabricating
12	Mona Farms (grocery)
13	Taverna 13thirtyone





Zoning RSC1, RSC5, RSC6

PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any RSC Zone or RSC Zone variation for any use other than the following uses:

RSC1

The following are permitted uses in the RSC1 Zone variation:

- Animal clinics; (Z-1-051390)
- Automobile rental establishments;
- Automobile repair garages;
- Automobile sales and service establishments;
- Automobile supply stores;
- Automotive uses, restricted;
- Catalogue stores;
- Duplicating shops;
- (Hardware stores deleted by Z.-1-96435)
- Home and auto supply stores;
- Home improvement and furnishing stores;
- Kennels;
- Repair and rental establishments;
- Service and repair establishments;
- Studios;
- Taxi establishments;
- Self-storage Establishments; (Z.-1-132230)
- Tow Truck Business; (Z.-1-223025)

RSC5

The following are permitted uses in the RSC5 Zone variation:

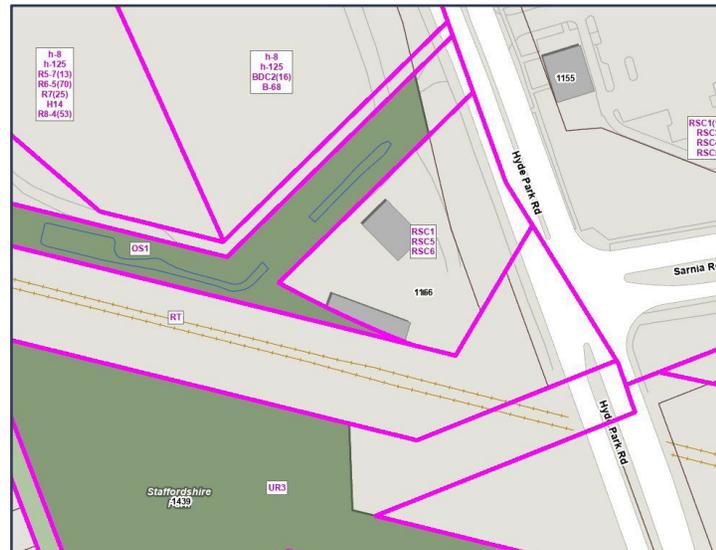
- Auction establishments;
- Bakeries;
- Building or contracting establishments;
- Building supply outlets;
- Bulk sales establishments;

- Dry cleaning and laundry plants;
- Manufacturing and assembly industries with related sales;
- Garden stores; (amended by Z-1-051390)
- Printing establishments;
- Service trades;
- Support offices;
- Warehouse establishments;
- Wholesale establishments.
- Brewing on premises establishments (Z.-1-95390)
- Commercial school; (Z-1-051390)
- Truck sales and service establishment; (Z-1-051390)
- Industrial mall; (Z-1-05-1390)
- Self-storage Establishments;
- Tow Truck Business; (Z.-1-223025)
- Impounding Yard; (Z.-1-223025)

RSC6

The following are permitted uses in the RSC6 Zone variation:

- Automobile sales and service establishments with automobile body shop.





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