

Office / Commercial | For SALE

CBRE

642 Richmond St.

Free-Standing Commercial

LONDON, Ontario

Retail / Office Opportunity



642 RICHMOND STREET

London, Ontario

Property Details

- Located on the east side of Richmond Street across from John Street, Between Joe Kool's & The Ceeps
- Free parking at rear for 2 – 3 cars
- Laneway on north side extends to Wellington Street
- Nicely finished offices on main floor
- Previously open space retail clothing store
- Highly visible street front exposure
- 20,000 daily traffic counts
- Zoned BDC(1) permitting offices including medical-dental, personal service, retail, restaurant, studio, and much more.
- \$16,956 Property Taxes for 2022
- 2 hydro meters (apartment & main)

Main Floor	1,088 SF
Lower Level	870 SF
2nd Floor 2B Apartment	664 SF - rented
3rd Floor Loft	664 SF (estimated) Unfinished/unused
Total Area	3,286 SF

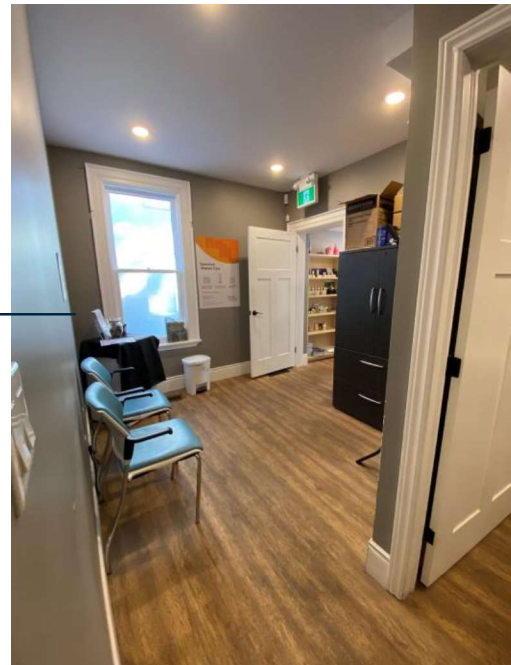
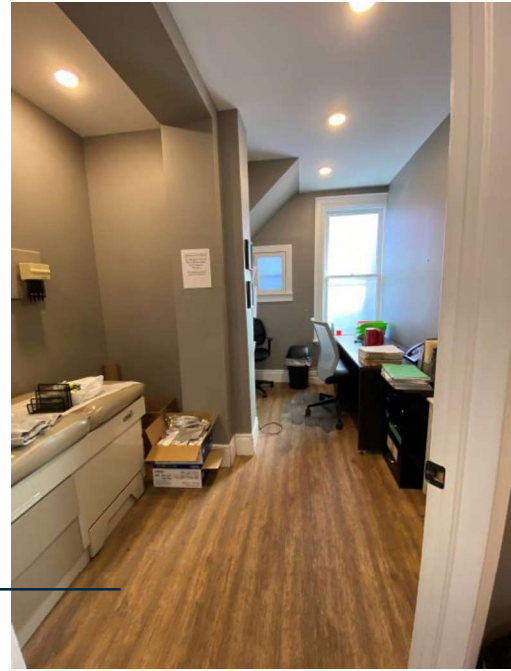
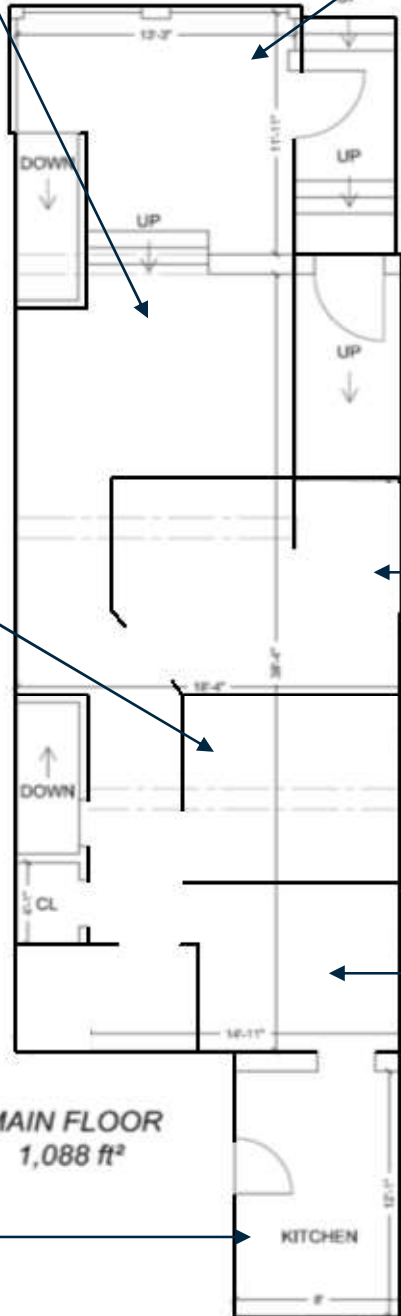
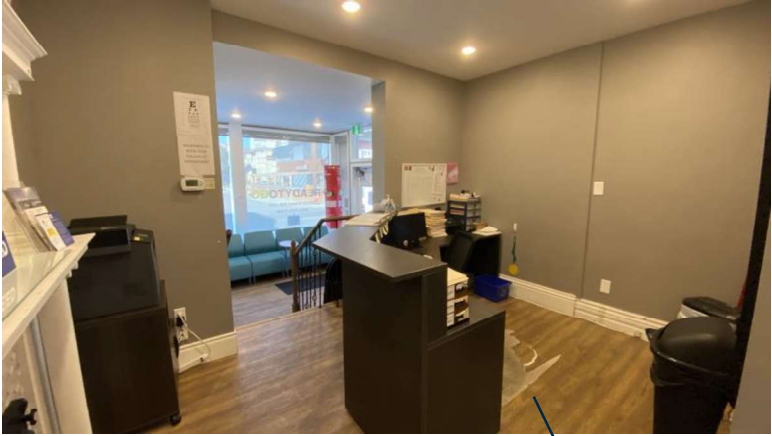
- Main floor available @ \$30.00 psf Net
- Lower available @ \$10.00 psf Gross
- 2B apartment @ \$1,845/m (monthly tenant)

• **Purchase Price: \$725,000**

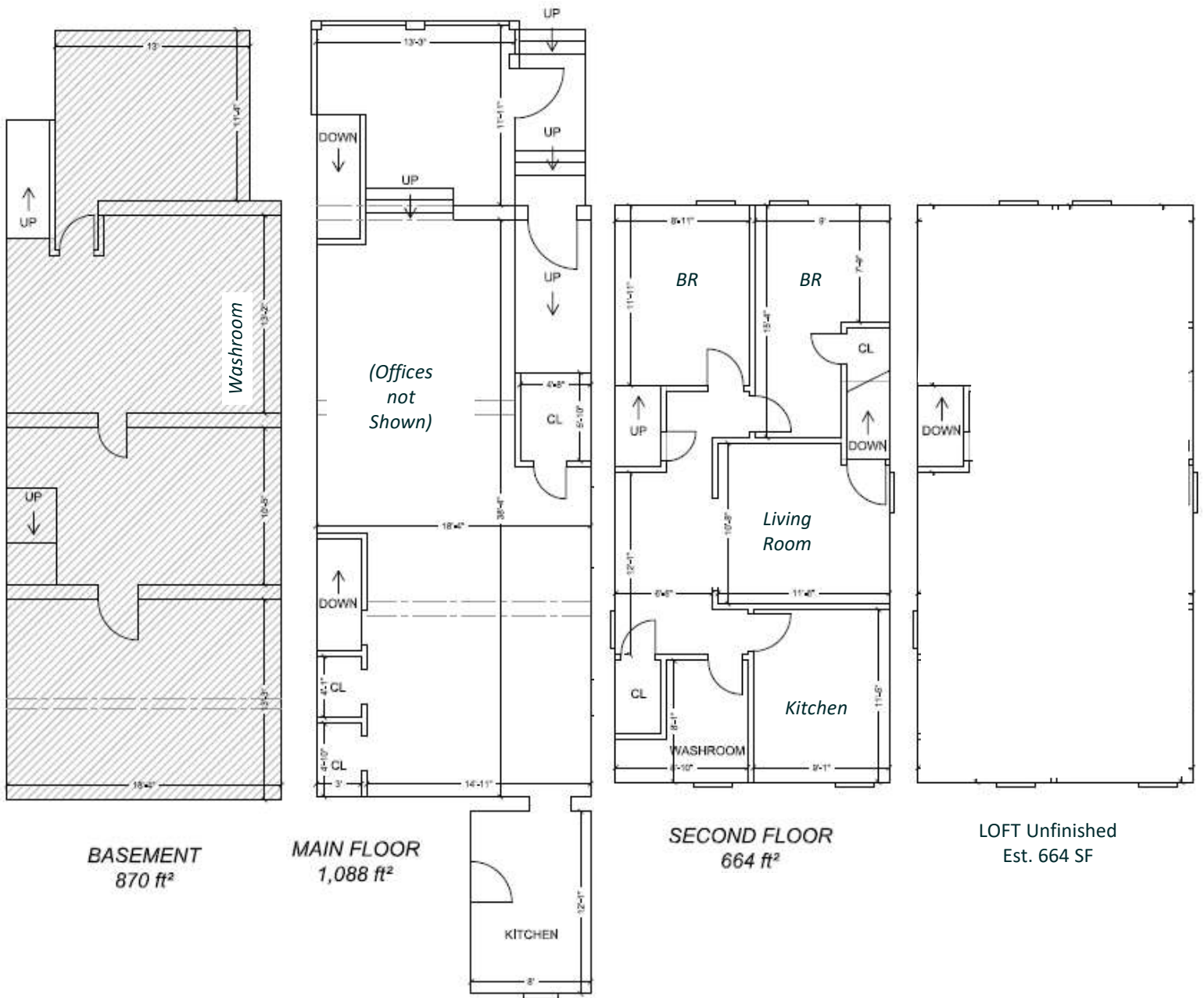


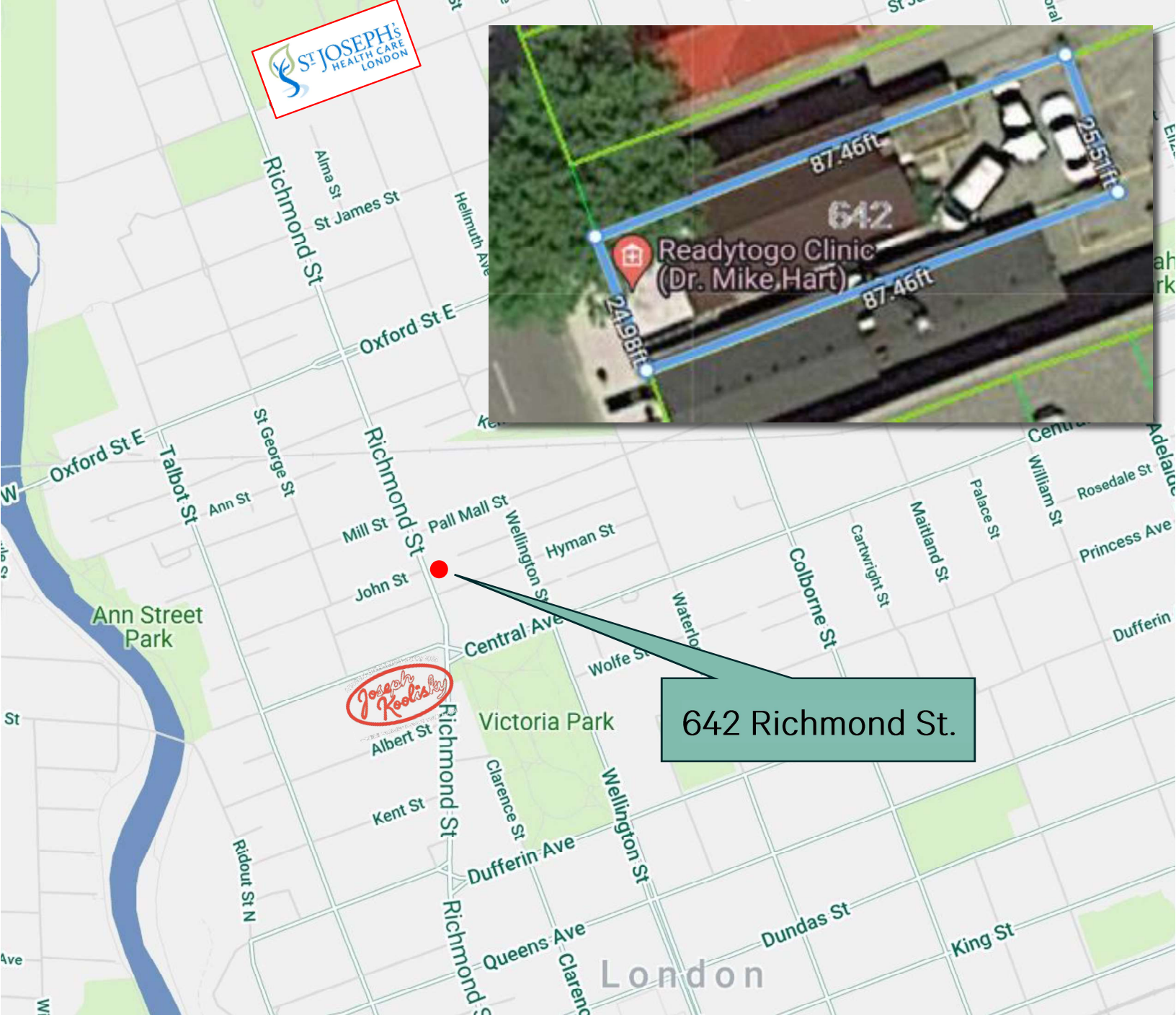
For SALE

Main Floor



For SALE





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