

**CBRE**

# ONE SEVENTY FOUR KING STREET

LONDON, ON



**MULTI-FAMILY INVESTMENT OPPORTUNITY**

**2 STOREY BUILDING AVAILABLE FOR SALE**





## Property Overview

Site Size	±0.274 Acres
Property Frontage	±60.00 Ft.
Building Size	±13,938 Sq. Ft.
Building Footprint	±6,969 Sq. Ft.
Residential Units	31 Residential Units
Roll Number	393606004005300
PIN	083210064
Legal Description	PT LT 9 , N/W KING STREET , PART 1 , 33R6391 , T/W 684838, IF ANY, AS FIRSTLY DESCRIBED; T/W 684838 AS SECONDLY DESCRIBED; S/T ESM'T ER30068; LONDON
Year Built	1900-1941
Parking	±12 Parking Stalls
Zoning	DA1(6), 350
Official Plan	Downtown

±\$390K  
Net Operating Income

31  
Residential Units

±0.27  
Acres Site Size



Multi-Family Opportunity  
High-Demand Asset



In-Place Cash-Flow  
Income Producing Asset



Excellent Location  
Located in the Heart of Downtown London

## Investment Overview

CBRE Limited - London (“CBRE”) has been retained on an exclusive basis to arrange for the sale of 174 King Street, a multi-residential building with a ground floor restaurant in the City of London (the “Property” or “Properties”).

174 King Street offers 31 residential units and one commercial unit. The residential units are mainly bachelor units, with a total of 30 bachelors and 1 one bedroom unit. The ground floor restaurant was previously operating as Massey’s Restaurant, with a new tenant expected to be signing an agreement shortly.

The Site provides ±0.27 acres with ±60 ft. of frontage along King Street. 174 King Street includes ±12 parking stalls at the rear east quadrant of the Site. Access to the parking is via a shared driveway (not owned by the Seller), located on the east side of the Property.

The Property provides the unique opportunity to acquire a cash-flowing multi-residential apartment building in the growing Southwestern Ontario market.

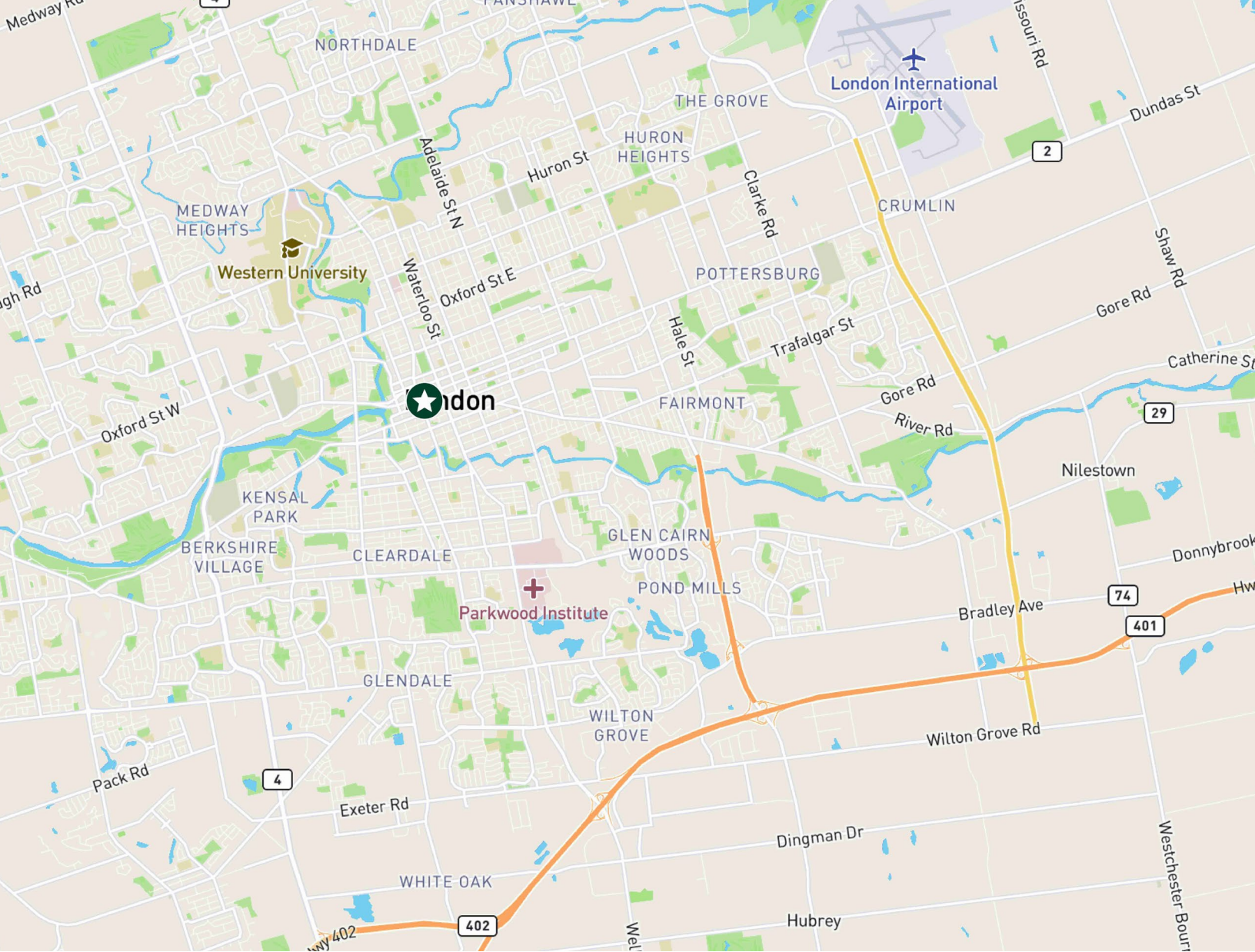
### Suite Breakdown

Suite Type	Suite Count	Suite Mix
Bachelor	30	96.77%
One Bedroom	1	3.23%
Total	31	100.00%

### Property Highlights

- 31 Residential Suites
- 1 Commercial Unit (Restaurant located on the Main Floor)
- 2 storey building plus basement (storage space only)
- Tenant mix is mostly students and young professionals
- ±12 parking stalls
- Located in the heart of Downtown London providing access to required residential amenities





## Confidential Information Memorandum Available Upon Request

### Contact Us

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