



Exclusive

1444

GLENORA DR
LONDON ONTARIO



Neighbourhood Retail Plaza

For Sale \$4,100,000

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LONDON ONTARIO

Colliers

Property Summary

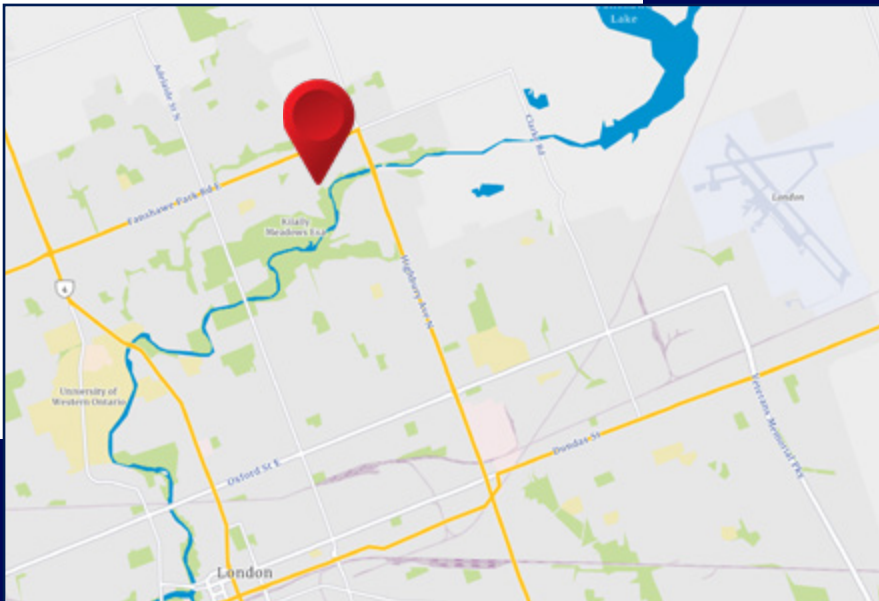
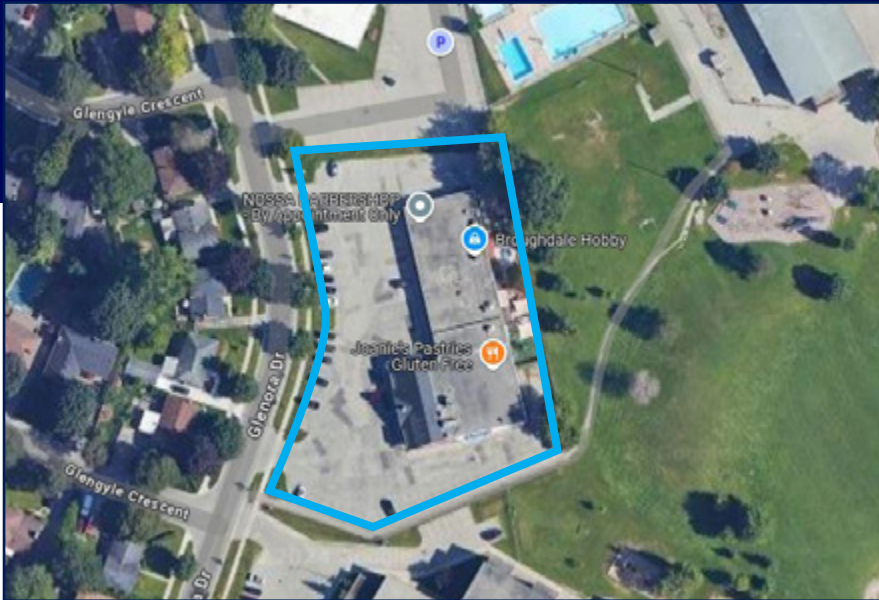
Successful plaza in established north-east London neighbourhood. Fully tenanted building with long term tenants and ample parking. NSA1 zoning permits office, pharmacies, medical/dental, retail, restaurants and bake shops, and more. Large site of approximately 1.47 acres.

- One floor commercial retail plaza
- Fully tenanted
- Abundant surface parking
- 1.47 acre site
- Approx. 15,373 sq ft one floor building
- NSA1 zoning



Property Details

Subject Property	1444 Glenora Dr., London
Municipality	LONDON CITY
ARN	393602046053000
Site	1.47 Acres
Frontage	307.80 ft
Structure Description	Shopping Centre Neighbourhood
Year Built	1970
Number of Units	10
Total Area	15,373 SF
Zoning	NSA1
Legal Description	PLAN 924 BLK D



Property Location



Subject Property
1444 Glenora Drive

Northridge Public School

Northridge Community Pool

St. Mark Catholic School

A. B. Lucas Secondary School

Fanshawe Conservation Area

London International Airport

1444 Glenora Drive London - 2km Radius

	10,475	Total Households
	28,749	Total Population
	37.7	Total Population Median Age
	\$113,941	HH Average Income

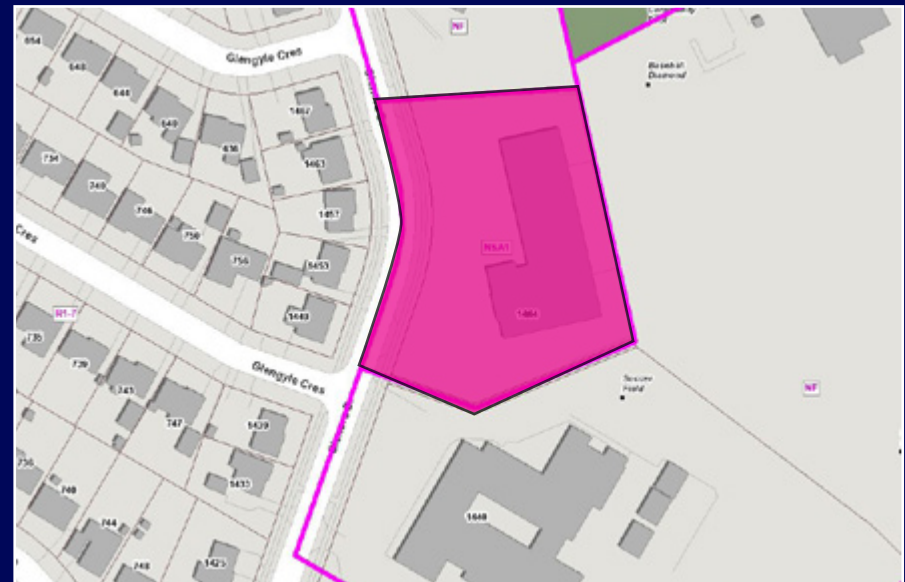
Property Zoning NSA1

(Neighbourhood Shopping Area)

PERMITTED USES

The following shall be permitted uses within a shopping centre in the NSA1, NSA2, and NSA5 Zone variations:

- a) Bake shops;
- b) Catalogue stores;
- c) Clinics;
- d) Convenience service establishments;
- e) Day care centres;
- f) Duplicating shops;
- g) Financial institutions;
- h) Food stores;
- i) Libraries;
- j) Medical/dental offices;
- k) Offices;
- l) Personal service establishments;
- m) Restaurants;
- n) Retail stores;
- o) Service and repair establishments;
- P) Studios;
- q) Video rental establishments;
- r) Brewing on Premises Establishment.(Z.-1-021027)





For more information about this property please contact:



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RECO
Information Guide

Colliers Canada | London

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Accelerating success.



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**Please return an executed copy to:
 Lisa.Lansink@colliers.com**

PURCHASER CONFIDENTIALITY AGREEMENT
 ("Confidentiality Agreement")
1444 Glenora Drive, London, Ontario

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 1444 Glenora Dr., London, Ontario, Canada (the "Properties"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Properties.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Properties and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers.

Purchaser Registration Information:

Contact Name:	_____	Title:	_____
Company:	_____	Fax:	_____
Address:	_____	<input type="checkbox"/> Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.	
Tel:	_____		
Email:	_____		
Per:	_____		
		Date:	_____

We have the authority to bind the Corporation



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CO-OP BROKER CONFIDENTIALITY AGREEMENT
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1444 Glenora Drive, London, Ontario

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Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

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Purchaser Broker Contact Information:

Agent's Name:	_____	Title:	_____
Company:	_____	Fax:	_____
Address:	_____	<input type="checkbox"/> Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.	
Tel:	_____		
Email:	_____		
Per:	_____	Date:	_____

We have the authority to bind the Corporation