



FOR SALE 1801 Dundas Street, London

Fully leased 21,855 sf freestanding retail building

- Triple net lease with an attractive cap rate
- Prime retail location with strong demographics, 160' of frontage on Dundas Street
- Major capital expenditures to the building in site in recent years

avisonyoung.ca

Charlie Gobert
Sales Representative, Principal
+1 226 289 2836
charlie.gobert@avisonyoung.com

Nolan Adkin
Broker, Senior Associate
+1 226 289 2799
nolan.adkin@avisonyoung.com

**AVISON
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A rare investment opportunity

to purchase a 21,855 sf standalone retail building in London, Ontario with the potential to be further demised into three different units, each with their own dedicated entrance. The building sits on 0.94 acres with ample onsite parking and truck level loading that can accommodate full truck and trailer.

The site offers over 160 feet of frontage along Dundas Street and is a short drive from downtown London, Highway 401 and major highways. Dundas Street is one of the best known streets in London, located on city bus

routes, visible to 24,000+ vehicles a day and connects the city to Woodstock, Paris and surrounding towns.

The current buildout consists of 5,000 sf of warehouse space at 30' clear, with the remainder of the building being split between retail and some private offices. The owner has invested heavily into the space with several improvements carried out in recent years including new HVACs, roof, LED lighting and washrooms.



21,855 sf
building



0.94 acre
lot



12'-30'
clear



Truck level
loading



ASA1
zoning



Ample
onsite



Pylon &
signband



\$3,895,000
price





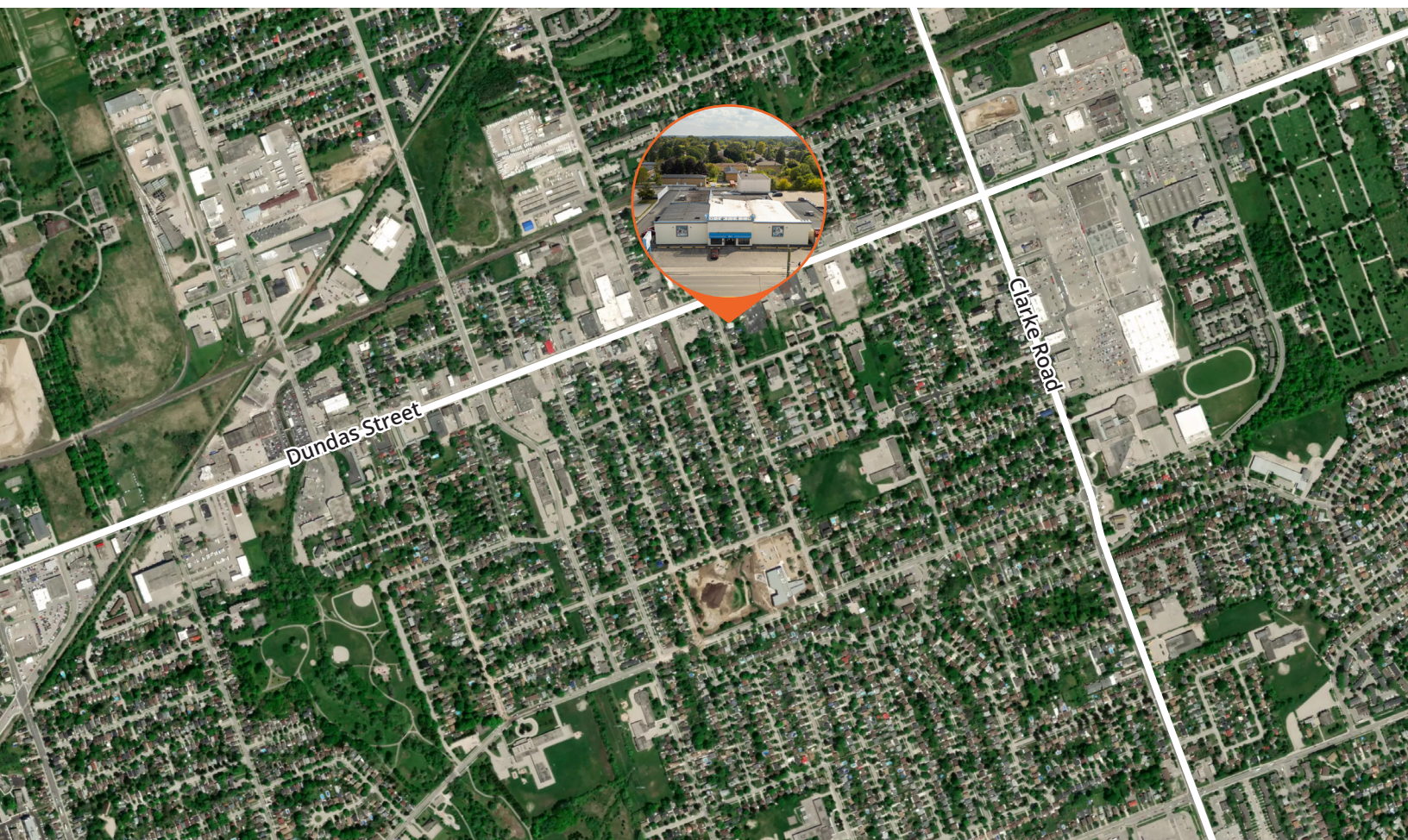
Within a 10 minute drive time

 **52,234** Population

 **55,999** Daytime population

 **\$108,970** Avg. household income

 **40** Median age



Get more information

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Avison Young Commercial Real Estate Services, LP, Brokerage
495 Richmond Street, Unit 104, London, ON N6A 5A9
T +1 226 366 9090 F +1 866 541 9755

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