



DOWNTOWN DEVELOPMENT OPPORTUNITY | FOR SALE

335

KING STREET | \$10,000,000

324

YORK STREET | \$6,500,000

London, ON

Can be sold individually or as a package



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

PROPERTY HIGHLIGHTS

These properties can be sold individually or as a package. Combined, these two parcels total 1.2 acres. This desirable site is located within the city's core beside the convention centre, footsteps from the train station and all major amenities. The property's highest and best use is a large mixed-use development. Please refer to the concept plan within this brochure showing the potential for 550 units. In the interim, income can be obtained from parking and advertising. The property is within the downtown Development Charge exemption zone for multi-family developments (to be verified with the City of London).

335 KING STREET	324 YORK STREET
ASKING PRICE: \$10,000,000	ASKING PRICE: \$6,500,000
SITE AREA: 0.89 AC	SITE AREA: 0.37 AC
PROPERTY TAXES: \$91,796.48 (2023)	PROPERTY TAXES: \$38,414.65 (2023)
ZONING: DA1(1)/DA1(3)	ZONING: DA1(1)/DA1(3)

Please contact listing agents for access to data room with additional information.



JAMESON LAKE
Sales Representative

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BRENT RUDELL
Broker of Record

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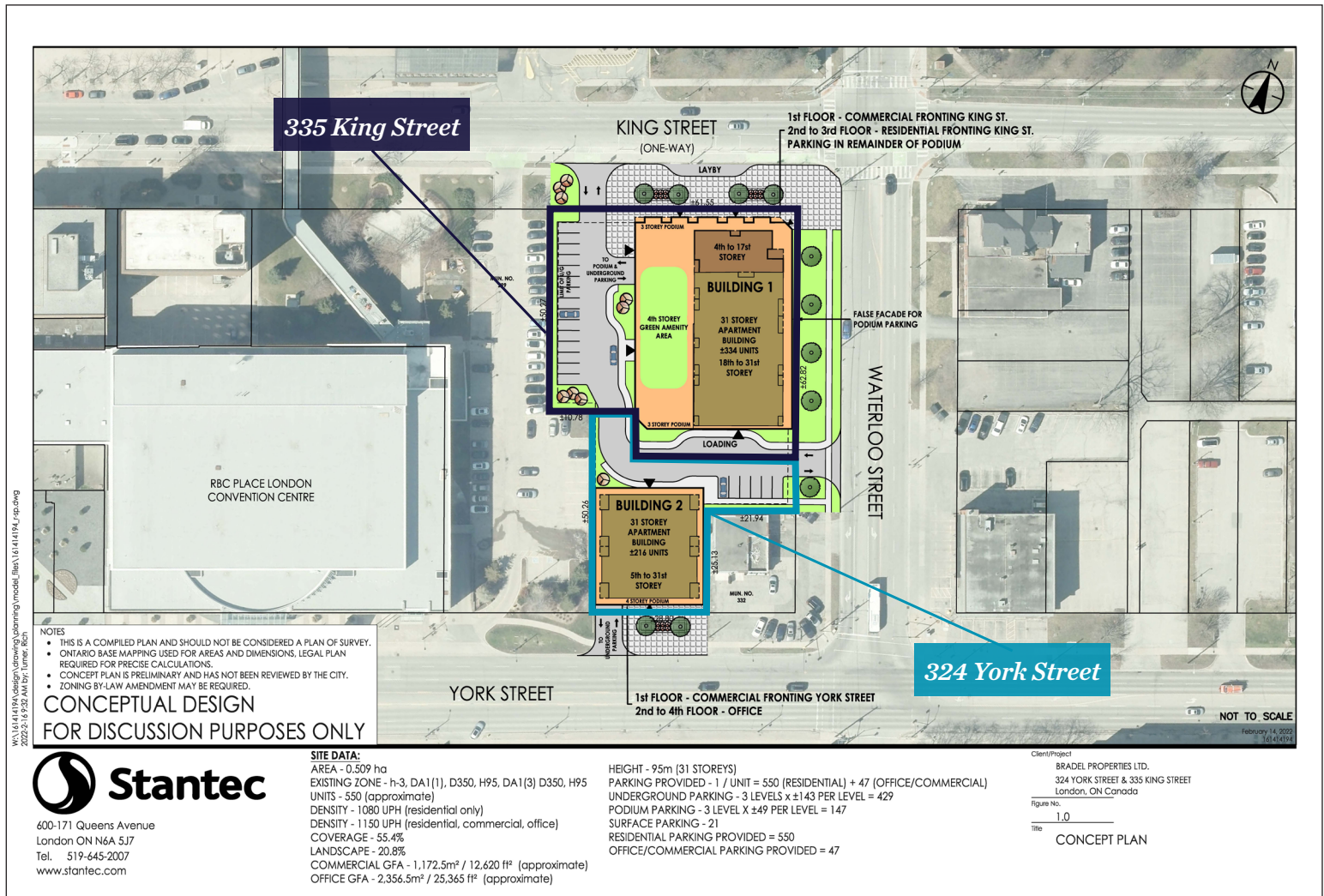
ANDREW JOHNSON
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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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CONCEPT PLAN



NOTES

- THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
- ONTARIO BASE MAPPING USED FOR AREAS AND DIMENSIONS. LEGAL PLAN REQUIRED FOR PRECISE CALCULATIONS.
- CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
- ZONING BY-LAW AMENDMENT MAY BE REQUIRED.

SITE DATA:

AREA - 0.509 ha
 EXISTING ZONE - h-3, DA1(1), D350, H95, DA1(3) D350, H95
 UNITS - 550 (approximate)
 DENSITY - 1080 UPH (residential only)
 DENSITY - 1150 UPH (residential, commercial, office)
 COVERAGE - 55.4%
 LANDSCAPE - 20.8%
 COMMERCIAL GFA - 1,172.5m² / 12,620 ft² (approximate)
 OFFICE GFA - 2,356.5m² / 25,365 ft² (approximate)

HEIGHT - 95m (31 STOREYS)
 PARKING PROVIDED - 1 / UNIT = 550 (RESIDENTIAL) + 47 (OFFICE/COMMERCIAL)
 UNDERGROUND PARKING - 3 LEVELS X ±143 PER LEVEL = 429
 PODIUM PARKING - 3 LEVEL X ±49 PER LEVEL = 147
 SURFACE PARKING - 21
 RESIDENTIAL PARKING PROVIDED = 550
 OFFICE/COMMERCIAL PARKING PROVIDED = 47

Client/Project
 BRADEL PROPERTIES LTD.
 324 YORK STREET & 335 KING STREET
 London, ON Canada
 Figure No.
 1.0
 Title
 CONCEPT PLAN



600-171 Queens Avenue
 London ON N6A 5J7
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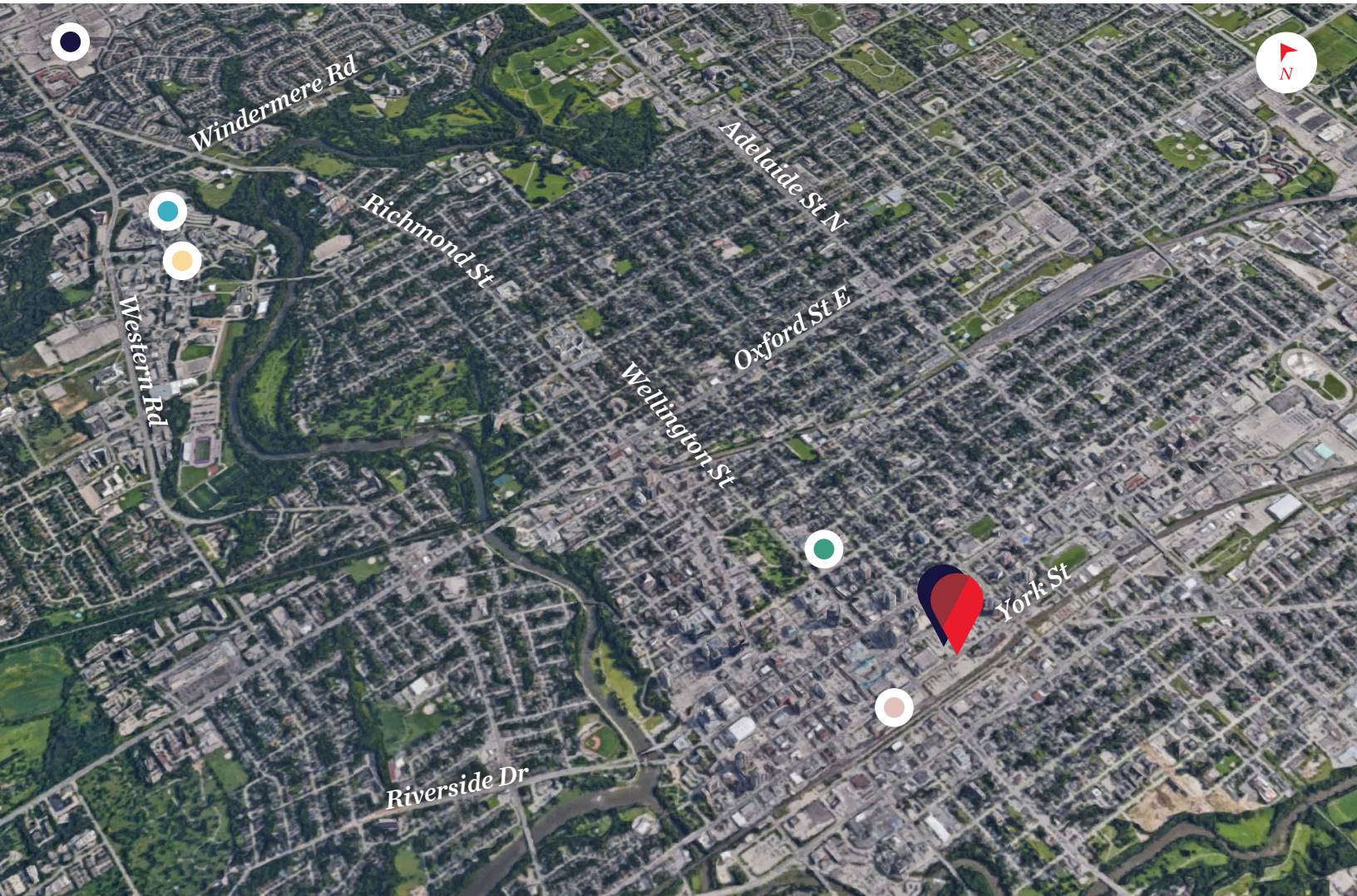
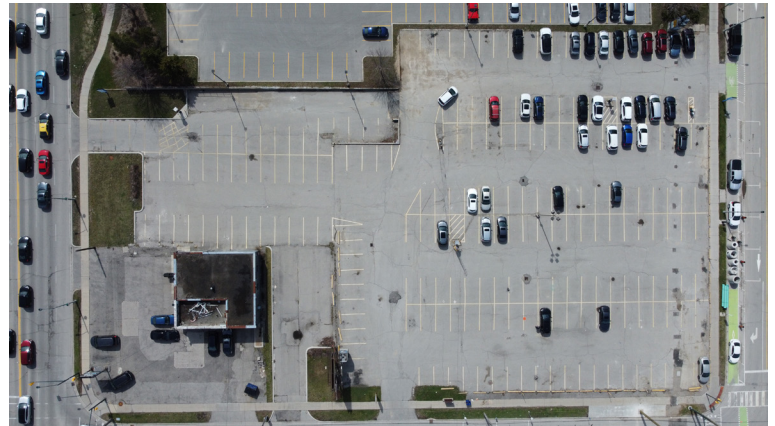
SOUTHWESTERN ONTARIO

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PROPERTY IMAGES & AERIAL MAP



● CF MASONVILLE PLACE

● WESTERN UNIVERSITY

● UNIVERSITY HOSPITAL

● LONDON ONTARIO CITY HALL

● VIA RAIL LONDON

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