

**NEW PRICE!**



**675**  
**ADELAIDE STREET NORTH**  
LONDON ONTARIO



Investment Opportunity  
**For Sale \$2,100,000**

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Accelerating success.

# Property Summary

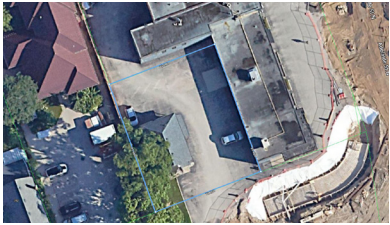
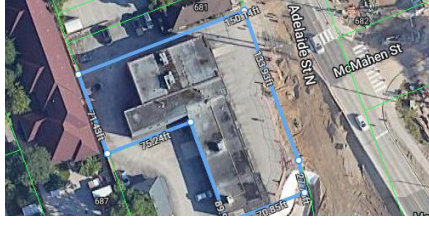

## 675

ADELAIDE  
STREET NORTH  
LONDON ONTARIO

Introducing a unique investment opportunity with three adjacent properties located at 675 Adelaide Street North, 681 Adelaide Street North, and 598 Pall Mall Street in London, Ontario. These properties, offering a mix of commercial and residential spaces, are strategically positioned on a high-traffic corner lot adjacent to the new multi-million dollar Adelaide Street Underpass, making them ideal for business or redevelopment potential. The properties encompass a total land area of approximately 0.65 acres, with a combination of freehold and commercial zoning (AC4), providing flexible use options. A huge newly erected pylon sign provides excellent drive-by exposure for the Tenants. The properties must be sold together, presenting a consolidated investment that is perfect for developers or investors seeking to expand their portfolio in a prominent location. NOTE: The Seller would consider offering VTB financing to a serious Buyer.



# Property Details

<b>Subject Property</b>	598 PALL MALL, LONDON	675 ADELAIDE ST N, LONDON	681 ADELAIDE ST N, LONDON
<b>Municipality</b>	LONDON CITY		
<b>ARN</b>	393602020008900	393602020008800	393602020008500
<b>PIN</b>	082780235	082780266	082780233
<b>Site</b>	0.155 AC	0.399 AC	0.099 AC
<b>Measurements</b>	89.9ft. x 75.26ft. x 89.9ft. x 75.24ft.	27.75ft. x 133.93ft. x 150.14ft. x 71.43ft. x 75.24ft. x 89.9ft. x 70.85ft.	28.65ft. x 150.14ft. x 28.65ft. x 150.13ft.
<b>Zoning</b>	AC4		
<b>Legal Description</b>	PART LOT 4 PLAN 54(E) AS IN 561757; S/T EASEMENT OVER PART 1 ON EXPROPRIATION PLAN ER1323331 CITY OF LONDON	PART LOTS 4 & 5 PLAN 54(E) AS IN 822026 SAVE AND EXCEPT PART 1 ON EXPROPRIATION PLAN ER1323337; S/T & T/W 822026; S/T EASEMENT OVER PART 2 ON EXPROPRIATION PLAN ER1323337; S/T EASEMENT OVER PARTS 3 AND 4 ON EXPROPRIATION PLAN ER1323337 CITY OF LONDON	PT LTS 5 & 6 PLAN 54(E) AS IN 867879; S/T & T/W 867879 LONDON
			

# Property Zoning AC4

## PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any AC Zone for any use other than the following uses:

### AC

The following are permitted uses in the AC Zone variation:

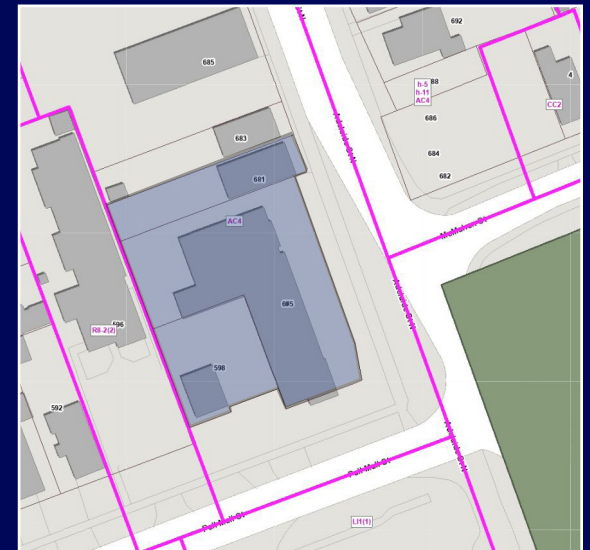
- a) Accessory dwelling units;
- b) Converted dwellings;
- c) Day care centres;
- d) Emergency care establishments;
- e) Existing dwellings;
- f) Group Home Type 2;
- g) Lodging House Class 2.(Z.-1-93172)

### AC4

The following are permitted uses in the AC4 Zone variation:

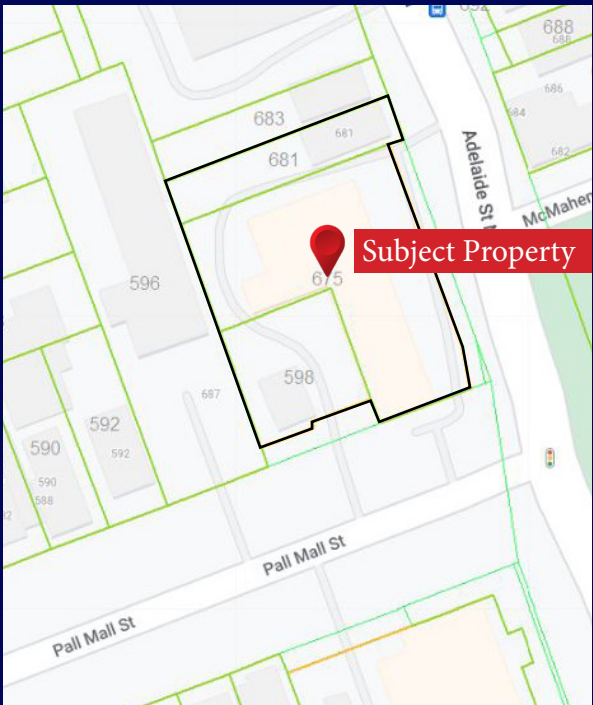
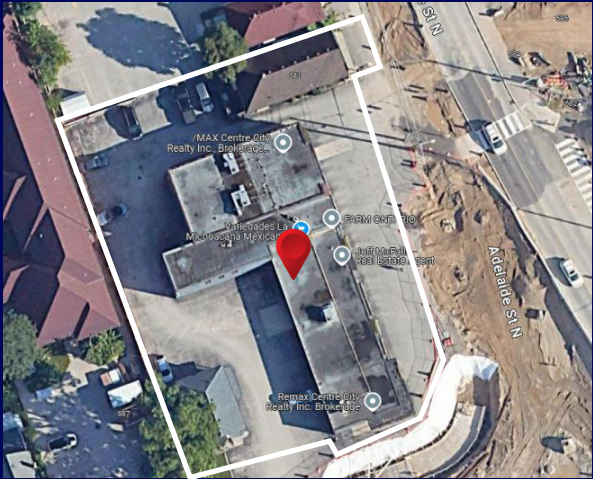
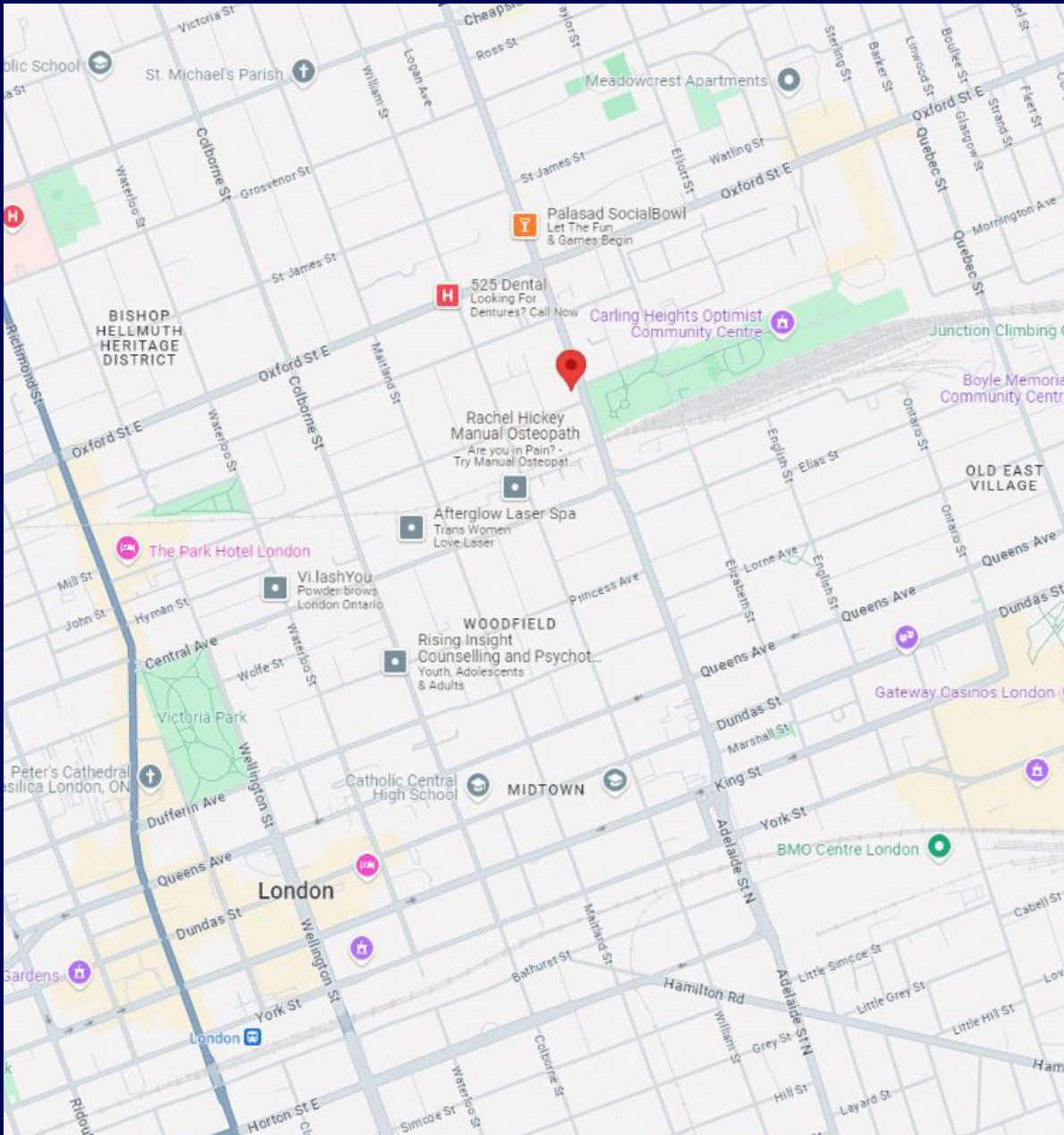
- a) Any use permitted in the AC Zone variation;
- b) Animal hospitals;
- c) Dwelling units above the first floor;
- d) Bake shops;
- e) Catalogue stores;
- f) Clinics;
- g) Convenience service establishments;
- h) Duplicating shops;

- i) Food stores;
- j) Financial institutions;
- k) Home and auto supply stores;
- l) Medical/dental offices;
- m) Offices;
- n) Personal service establishments;
- o) Printing establishments;
- p) Restaurants, eat-in;
- q) Retail stores;
- r) Service and repair establishments;
- s) Studios;
- t) Video rental establishments;
- u) Brewing on Premises Establishment. (Z.-1-021027)
- v) Artisan Workshop (Z.-1-172561)
- w) Craft Brewery (Z.-1-172561)



# Property Location





# Nearby Amenities



London is a Canadian city in southwestern Ontario, just north of Lake Erie and the U.S. border. It's home to the University of Western Ontario. Among the city's range of museums are Museum London, a showcase for regional art and historical artefacts, and the interactive Children's Museum. The city centre features numerous parks and greenways along the Thames River. The city hosts a number of musical and artistic exhibits and festivals, which contribute to its tourism industry, but its economic activity is centered on education, medical research, manufacturing, financial services, and information technology.

## What's in

### Downtown London?

Canada Life Place  
 Victoria Park  
 Covent Garden Market  
 London Convention Center  
 Museum London  
 London Music Hall  
 Centennial Hall  
 Grand Theatre

Jonathon Bancroft-Snell Gallery  
 Wolf Performance Hall  
 London Public Library  
 Forest City Film Festival  
 Citi-Plaza  
 Tap Centre for Creativity  
 Renaissance Massage Therapy  
 Clinic & Spa Ltd.  
 Forest City Comicon  
 Pride London Festival

DoubleTree by Hilton  
 Delta Hotels by Marriott  
 London Armouries  
 Sandman Hotel & Suites  
 Hotel Metro  
 Residence Inn by Marriott  
 The Park Hotel

The Scots Corner  
 Crabby Joe's  
 Che RestoBar  
 Happiness Cafe  
 Grace  
 Armouries Grille  
 Udupi Krishna  
 Frank and Furter's Restaurant  
 & Bar  
 Massey's Fine Indian Cuisine



For more information about this property please contact:



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RECO  
Information Guide

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

**PURCHASER CONFIDENTIALITY AGREEMENT**  
 ("Confidentiality Agreement")  
**675 Adelaide Street, London, Ontario, Canada**

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 675 Adelaide Street, London, Ontario (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property 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 property.

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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 www.collierscanada.com/london

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

**CO-OP BROKER CONFIDENTIALITY AGREEMENT**  
 ("Confidentiality Agreement")  
**675 Adelaide Street, London, Ontario, Canada**

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 675 Adelaide Street, London, Ontario (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property 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 property.

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