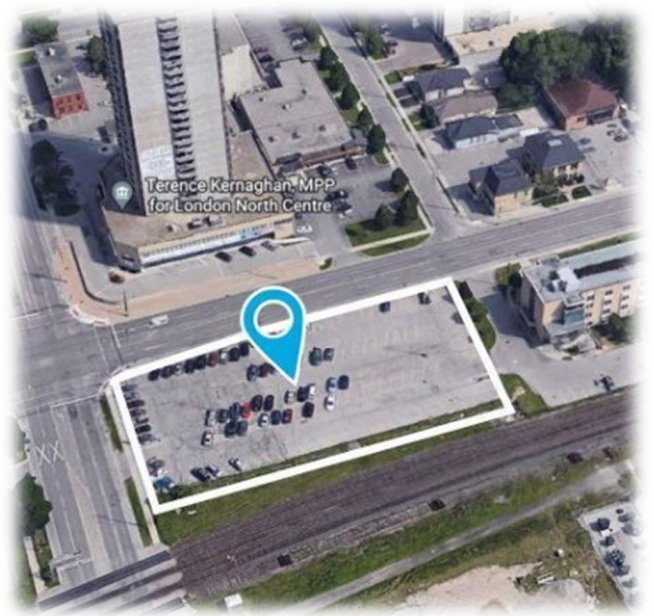


For Sale: \$ Unpriced

Development Site Downtown London

405 York Street
London, ON N6B 3R4



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Lisa Lansink, BA
Vice President | Broker
+1 519 438 4300 EXT 205
lisa.lansink@colliers.com

Chris Kirwin, AACI, SIOR
President | Broker of Record
+1 519 438 4300 EXT 201
chris.kirwin@colliers.com

Colliers Southwestern Ontario, Brokerage
649 Colborne St., Suite 200, London, ON N6A 3Z2
collierscanada.com

Property Profile

\$ UNPRICED

0.88 acre development site in downtown London, well located close to all downtown amenities including the Convention Centre, YMCA, hotels, Public Library, CBC Radio broadcasting centre, as well as Via Rail, Covent Garden Market, Canada Life Place, Fanshawe College, various restaurants, pubs, retailers, and offices. The property has superior exposure to major arterial roads, and transit, and is well suited for high density apartment use. This is an opportunity to create a legacy development in London's core.



Property	405 York St., London ON
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Lot Size	0.88 Acre
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Frontage	264.84 ft
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Depth	138.06 ft
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Zoning	RSC2, RSC4
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Legal Description

PT LOTS 11 & 12, S/YORK ST., PT OF YORK ST. (CLOSED BY BYLAW 1971 (INST. 11243), CROWN PLAN 30, DESIGNATED AS PART 1, 33R-12920 TOGETHER WITH AN EASEMENT OVER PART LOTS 11 AND 12, SOUTH OF YORK STREET EAST PART 1 33R20259 AS IN ER1239531 CITY OF LONDON

Property Location



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
 City Hall
 Fanshawe College Downtown-Campus
 Canada Life Assurance Company
 DoubleTree by Hilton London
 Delta Hotels by Marriott-London Armouries

Sandman Hotel & Suites-London Downtown
 Hotel Metro
 Residence Inn by Marriott
 The Park Hotel London
 The Scots Corner
 Crabby Joe's
 Che RestoBar
 Happiness Cafe
 Armouries Grille
 Frank and Furter's

Property Zoning

RSC2, RSC4

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 RSC Zone or RSC Zone variation for any use other than the following uses:

RSC1

The following are permitted uses in the RSC1 Zone variation:

- a) Animal clinics; (Z-1-051390)
- b) Automobile rental establishments;
- c) Automobile repair garages;
- d) Automobile sales and service establishments;
- e) Automobile supply stores;
- f) Automotive uses, restricted;
- g) Catalogue stores;
- h) Duplicating shops;
- i) (Hardware stores deleted by Z.-1-96435)
- j) Home and auto supply stores;
- k) Home improvement and furnishing stores;
- l) Kennels;
- m) Repair and rental establishments;
- n) Service and repair establishments;
- o) Studios;
- p) Taxi establishments;
- q) Self-storage Establishments; (Z.-1-132230)
- r) Tow Truck Business; (Z.-1-223025)

RSC4

The following are permitted uses in the RSC4 Zone variation:

- a) Automobile repair garage;
- b) Automotive uses, restricted;
- c) Bake shops;
- d) Convenience service establishments;
- e) Convenience stores;
- f) Day care centres;
- g) Duplicating shops;
- h) Financial institutions;
- i) Florist shops;
- j) Personal service establishments;
- k) Restaurants;
- l) Video rental establishments;
- m) Brewing on premises establishment. (Z.-1-021027)
- N) Self-storage Establishments (Z-1-132230)

RSC2 (Z.-1-96435)

The following are permitted uses in the RSC2 Zone variation:

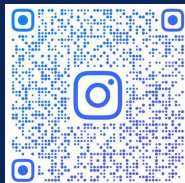
- a) Any use permitted in the RSC1 Zone variation;
- b) Bulk beverage stores;
- c) Dry cleaning and laundry depots;
- d) Liquor, beer and wine stores;
- e) Pharmacies;
- f) (Retail stores deleted by Z.-1-96435)
- g) (Supermarkets deleted by Z.-1-96435)
- h) Bulk sales establishment (Z-1-051390)





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