



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

FOR SALE

723-727 RICHMOND STREET
London, ON



PRIME RESIDENTIAL/COMMERCIAL INVESTMENT OPPORTUNITY

ASKING PRICE

\$2,275,000

BUILDING AREA

9,900 SF

SITE AREA

0.187 ACRES

TYLER DESJARDINE

Sales Representative

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CUSHMAN & WAKEFIELD
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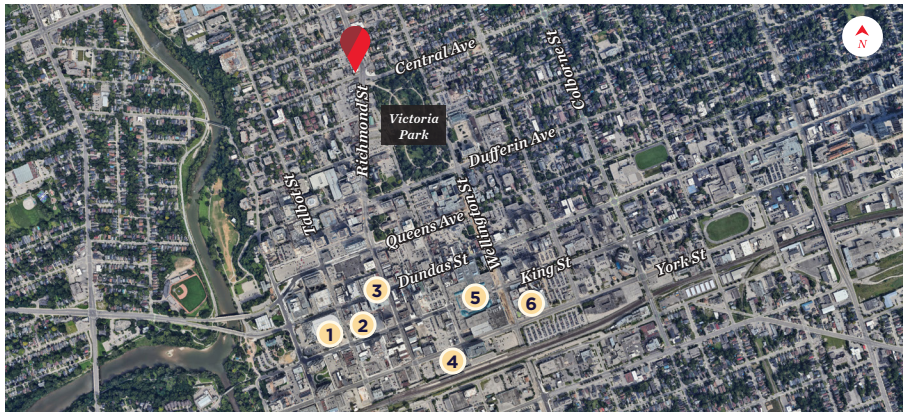
Southwestern Ontario

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ABOUT THE PROPERTY

Seize this rare opportunity to own a premium corner property at Richmond Street and Piccadilly Street, one of downtown London's most vibrant and high-traffic corridor.

- **Building Area:** 9,900 SF
 - » **Commercial Units:** 5 total of ±4,950 SF
 - » **Residential Units:** 7 Apartments (2 Bachelor Units and 5 - 1 Bedroom Units)
- **Site Area:** 0.187 acres
- **Zoning:** BDC(1)
- **Taxes:** \$31,166.31 (2025)
- **Parking:** Available on-site
- Commercial Tenants include: Banh Mi Restaurant, Cell Phone Repair, Boxwoods Flower Shop, Cafe tenant and Bella Vida Beauty Salon
- The property is 100% leased, delivering consistent annual income with solid tenant mix and long-term upside
- Steady income year to year
 - » Approx. \$130,000 Net Income/Year
- This exceptional offering includes two-storey mixed-use buildings featuring main-level commercial retail units and second-floor residential apartments
- Ideal for investors seeking cash flow, asset appreciation, and future redevelopment potential
- Full Sale Package Addresses: 723-727 Richmond Street and 214 Piccadilly Street



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|------------------------|----------------------------|--------------------|
| 1 CANADA LIFE PLACE | 3 FANSHAWE DOWNTOWN CAMPUS | 5 CITI PLAZA |
| 2 COVENT GARDEN MARKET | 4 VIA RAIL | 6 RBC PLACE LONDON |



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