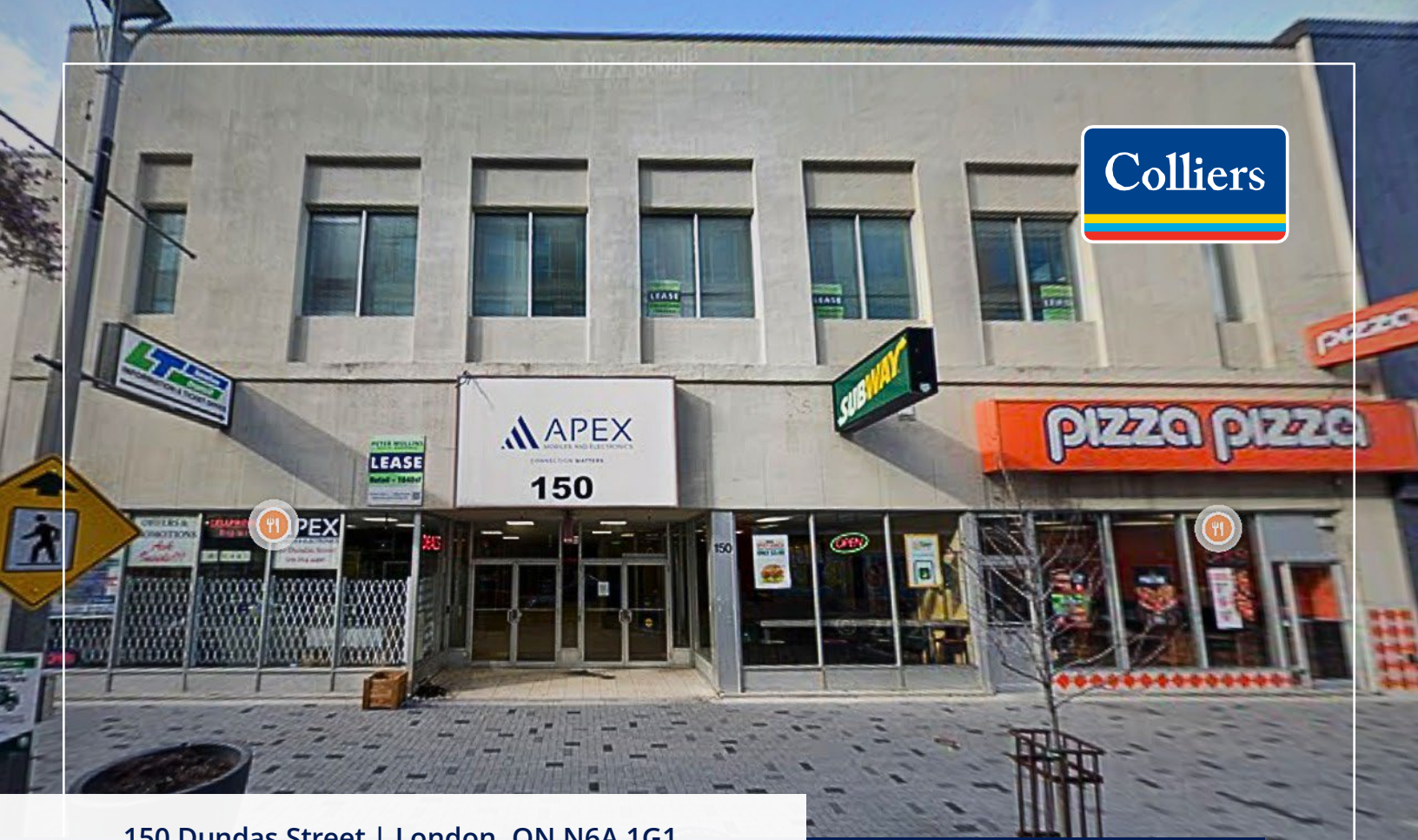




150 Dundas Street | London, ON N6A 1G1

Premier Downtown London Commercial Investment Opportunity

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Colliers Southwestern Ontario, Brokerage

649 Colborne St., Ste. 200

London, ON N6A 3Z2

Property Overview

Located in the heart of London's vibrant downtown core, 150 Dundas Street offers a premier commercial opportunity within the city's primary entertainment and education district. This high-visibility location is positioned at the nexus of Richmond and Dundas Streets, benefiting from some of the highest pedestrian and transit traffic counts in the region.

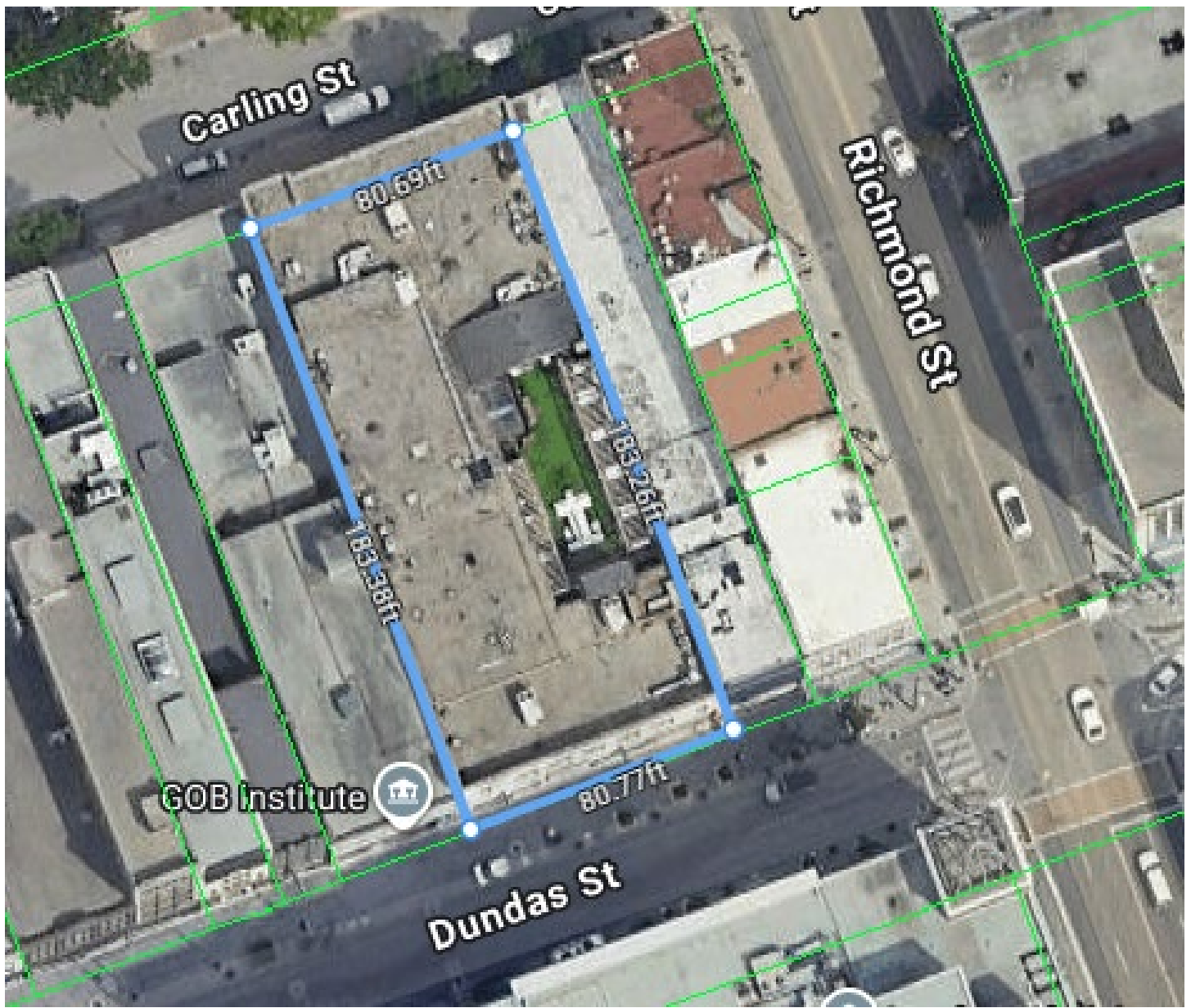


Investment Opportunity

With a **DA1 zoning** that supports significant density and a wide variety of business models, 150 Dundas Street represents a "golden opportunity" for:

- **Boutique Retailers** looking to capitalize on the student demographic.
- **Quick-Service Restaurants** requiring high foot traffic and late-night visibility.
- **Professional Services** seeking a central, recognizable address in the city's business hub.

Asking: \$3,950,000



Property Measurements

- Office Area: 1,789 SF
- Retail Area: 17,070 SF
- Measurements: 80.69 ft x 183.38 ft x 80.77 ft x 183.26 ft
- Lot Measurement Accuracy: LOW These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.

24,947_{SF}

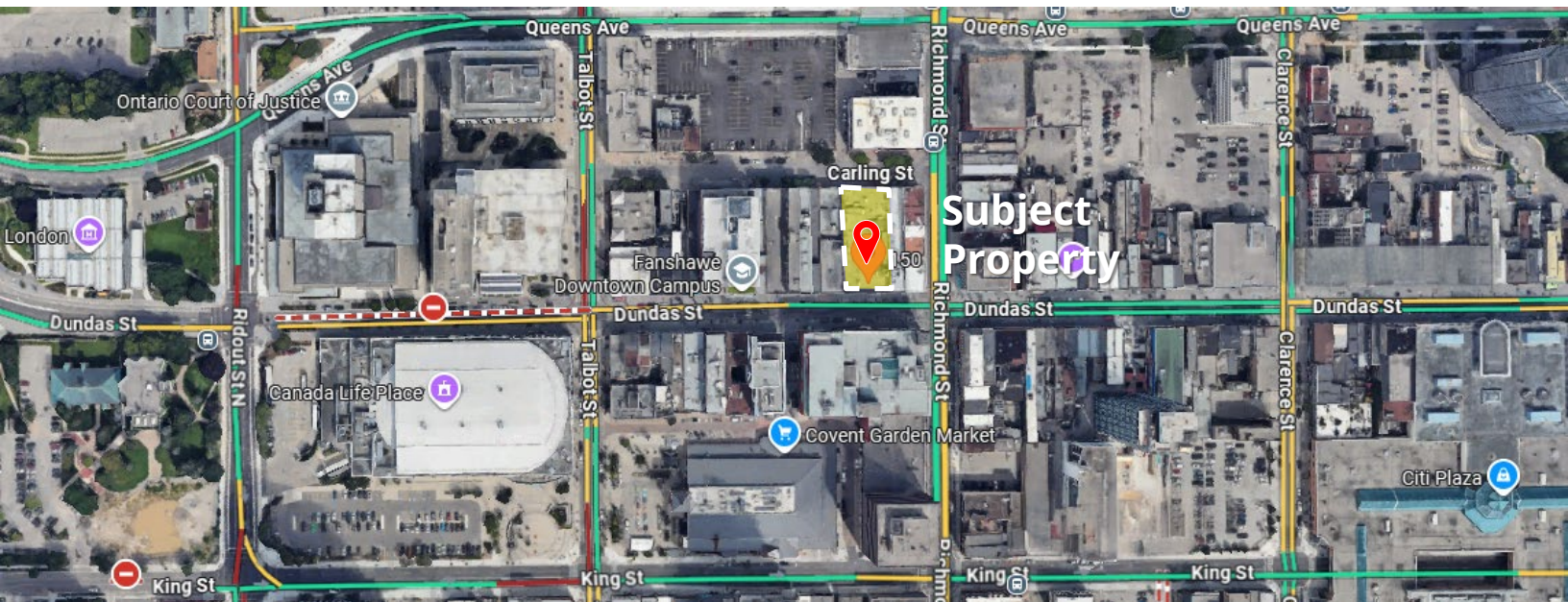
Total Area



Location & Demographics

Strategic Location & Highlights The property's value is driven by its proximity to London's major institutional and cultural landmarks:

- **Education Hub:** Directly adjacent to the Fanshawe College Downtown Campus, providing a built-in customer base of thousands of students and faculty.
- **Entertainment Anchor:** Steps away from Canada Life Place, home of the London Knights, attracting massive crowds for OHL games, concerts, and major events.
- **Transit Connectivity:** Located at the city's primary transit exchange, ensuring effortless accessibility for employees and customers arriving from all quadrants of the city.
- **Dundas Place:** Fronting on to London's "flex street" — a pedestrian-first corridor designed for festivals, markets, and enhanced street-level engagement.



Demographic Trends & Key Indicators

150 Dundas St, London, Ontario, N6A 1G1 | 3 km radius

93,432	45,980	2.0	36.1	CA\$65,125	35.3%	54,941	50,200	4,741
Population	Households	Avg Household Size	Median Age	Median Household Income	Tenure: Owned	Workforce Population	Employed	Unemployed

Zoning

DA1: Downtown Area Zone

Permitted Uses

- a) (deleted by Z.-1-96435)
- b) Retail stores;
- c) Supermarkets;
- d) Amusement game establishments restricted to locations within shopping centres, entertainment complexes and hotels; (Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- e) Apartment buildings with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-94263)(Z.-1-98618)
- f) Apartment hotels with rooms restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-94263) (Z.-1-98618)
- g) Art galleries;
- h) Assembly halls;
- i) Bake shops;
- j) Clinics;
- k) Commercial parking structures;
- l) Commercial recreation establishments;
- m) Convenience stores;
- n) Day care centres;
- o) Dry cleaning and laundry depots;
- p) Duplicating shops;
- q) Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-98618)
- r) Emergency care establishments;
- s) Film processing depots;
- t) Financial institutions;
- u) Funeral homes;
- v) Group homes type 2;
- w) Hotels;
- x) Institutions;
- y) Laboratories;
- z) Laundromats;
- aa) Libraries;
- bb) Medical/dental offices;
- cc) Museums;
- dd) Offices, with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)
- ee) Patient testing centre laboratories;
- ff) Personal service establishments;
- gg) Place of Worship;
- hh) Printing establishments;
- ii) Private clubs;
- jj) Repair and rental establishments;
- kk) Restaurants;
- ll) Restaurants, outdoor patio;
- mm) Schools;
- nn) Senior citizen apartment buildings with units restricted to the rear portion of the ground floor or on the second floor or above with any or all the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- oo) Service and repair establishments;
- pp) Service trades;
- qq) Studios;
- rr) Taverns;
- ss) Theatres and cinemas;
- tt) Video rental establishments;
- uu) Lodging house class 2; (Z.-1-93172)
- vv) Place of Entertainment. (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- ww) Accessory dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-98618)
- xx) Brewing on Premises Establishment. (Z.-1-021027)
- yy) Artisan Workshop (Z.-1-172561)
- zz) Craft Brewery (Z.-1-172561)



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