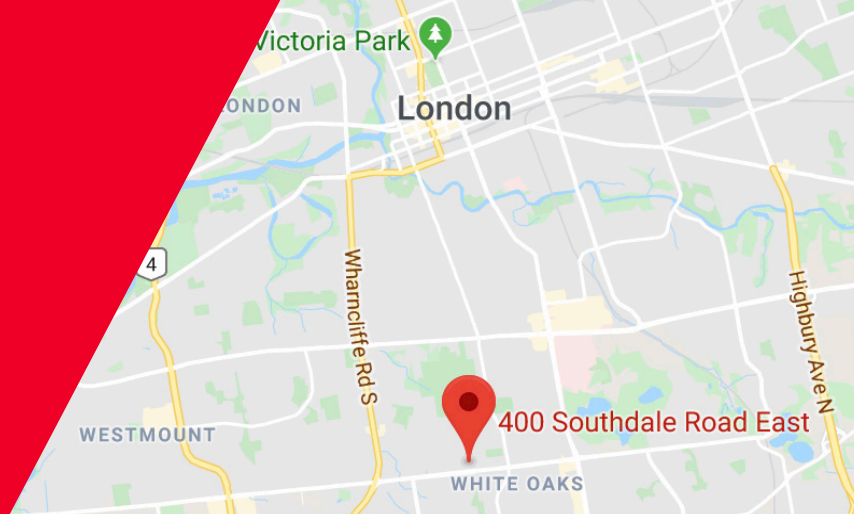


# FOR SALE

400 Southdale Road East, London, Ontario

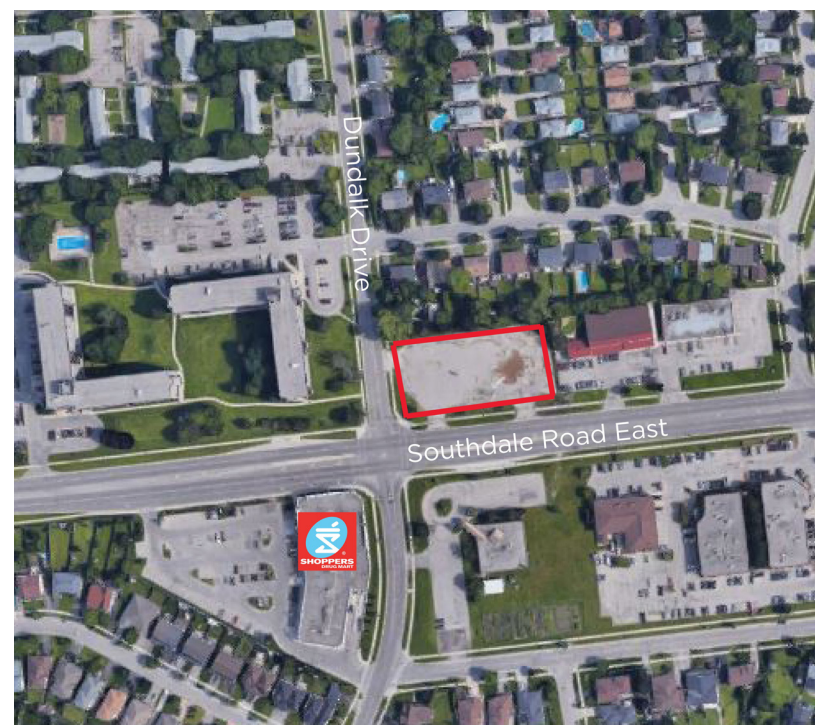
**ASKING PRICE: \$725,000.00**



## Property Overview

**Zoning** SS2 (see notes below regarding Official plan)  
**Size** 0.97 Acres  
**Taxes** \$24,826.00 (2018)

- Vacant commercial land located in a busy node with numerous strip plazas, offices, apartment buildings, home office conversions, and town house complexes.
- Surrounded by national retailers, medical professionals, mid to high density residential, and a golf course.
- Traffic volumes exceed 18,500 vehicles per day.
- The new Official Plan designates the site as a Neighborhood Place, which is essentially a low density residential land use.
- The city will look at amending the Official Plan to do mixed-use commercial.
- There are two easements - one at the north end of the property in favour of Bell Canada and one on the southeast corner in favour of Union Gas.
- The property will have to go through a rezoning process.



## Demographics

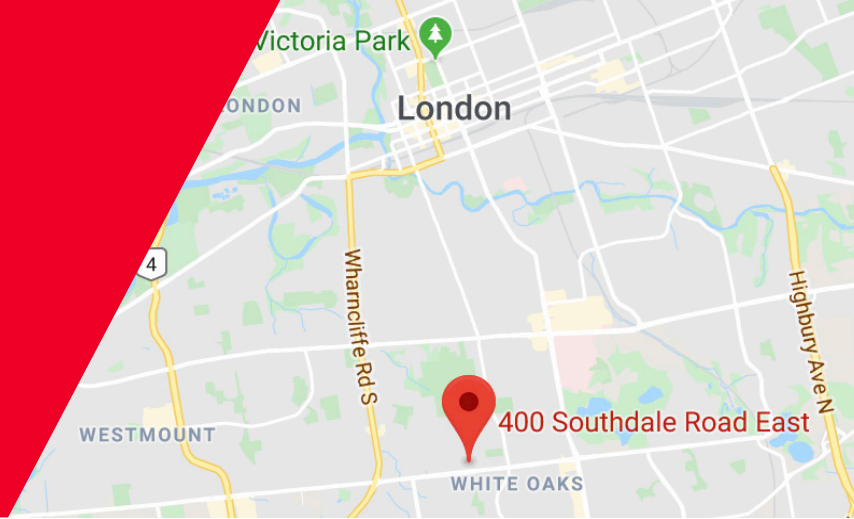
	1 KM	3 KM	5 KM
<b>Population</b>	12,400	59,600	131,100
<b>Daytime Population</b>	5,000	33,400	103,900
<b>Household Spending</b>	\$64,100	\$65,200	\$61,500
<b>Household Income</b>	\$74,400	\$75,800	\$71,400



# FOR SALE

400 Southdale Road East, London, Ontario

**ASKING PRICE: \$725,000.00**



## ENVIROMENTAL

The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing an Agreement of Purchase and Sale with Suncor, then Phase 1 and Phase 2 reports will be made available. Accordingly, the Purchaser will be provided a time frame in the Agreement to review the reports.

## OFFERING PROCESS

The Vendor, Suncor, will consider the submission of Expressions of Interest (“EOI”) on Suncor’s standard form, a copy of which shall be provided to qualified Purchasers. Interested parties shall submit the EOI, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor’s Standard Agreement of Purchase and Sale. All EOIs must be received by the Vendor’s Exclusive Agent, Cushman & Wakefield Waterloo Region.

### BOB VRENJAK

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