

CBRE



FOR SALE

910 Wilton Grove Road

INVESTMENT OR FUTURE OWNER-USER OPPORTUNITY

LONDON, ONTARIO

PROPERTY *Information*

910 Wilton Grove Road offers one of the most distinctive suburban office environments in the City of London. Its thoughtfully designed layout and premium finishes set it apart from the competition, while its prominent exposure to Highway 401 provides exceptional visibility and accessibility.

PROPERTY DETAILS

Purchase Price:	\$5,300,000
Building Size:	Approx. ±14,000 Sq. Ft.
Lot Size:	±3.65 Acres
Property Taxes:	\$71,018.66 (2025)
Zoning:	LI2, LI3, LI7 – Light Industrial
Lease Details	<ul style="list-style-type: none"> • June 30, 2026: \$336,000 Net • July 1 2026: \$364,000 Net • Lease Expiry June 30, 2027 • Tenant Pays All Expenses Except Property Taxes
Legal Description:	Part Lot 21 & 22, Concession 2, Designated As Part 1, 2 & 3, Plan 33r-15793, S/T Ease Over Part 2, Plan 33r-15793 As In Er180868; S/T Ease Over Part 3, Plan 33r-15793 As In Er295265; T/W Ease Over Part 4, Plan 33r-15793 As In Er295265; London/Westminster
Comments:	<ul style="list-style-type: none"> • Located On The North Side Of Wilton Grove Road, North Of Roxburgh Road • 2 Storey Office Building With Premier Finishes • Direct Highway 401 Exposure • Possibility to add to Building Footprint



\$5.3M

PURCHASE PRICE

±14,000

BUILDING SIZE (SQ. FT.)

±3.65

LOT SIZE (ACRES)

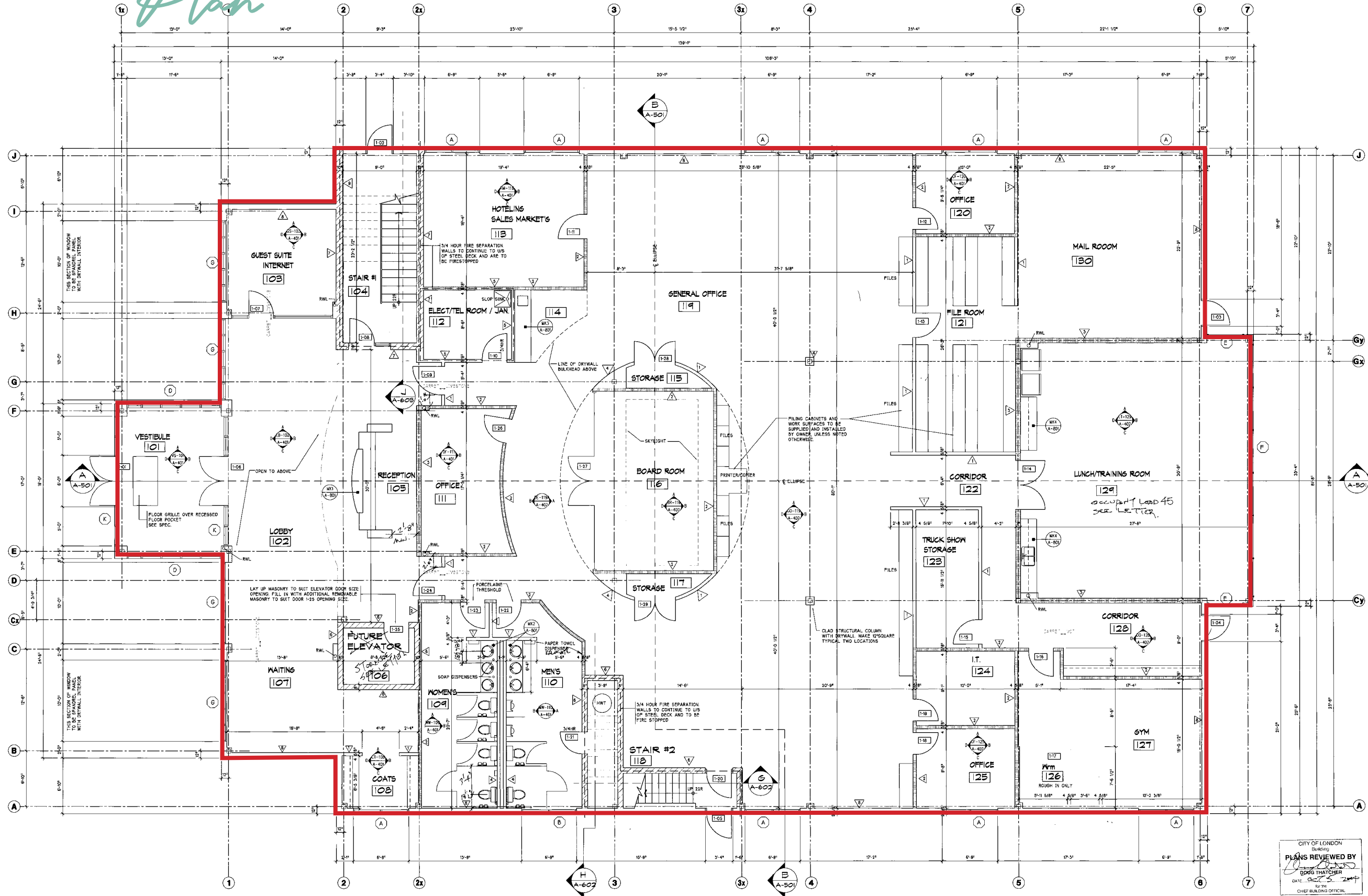


INTERIOR *Photos*



MAIN FLOOR

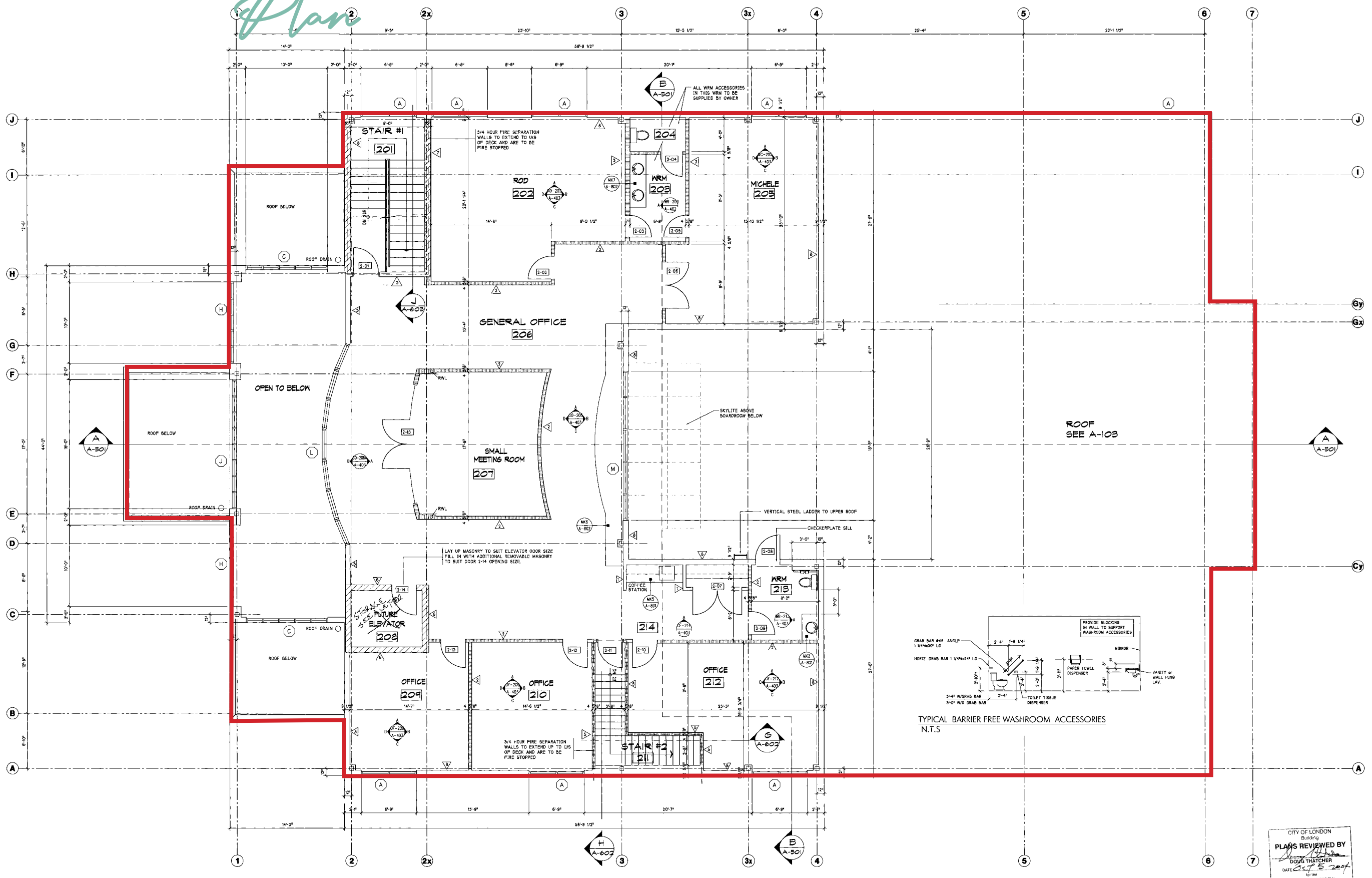
Plan



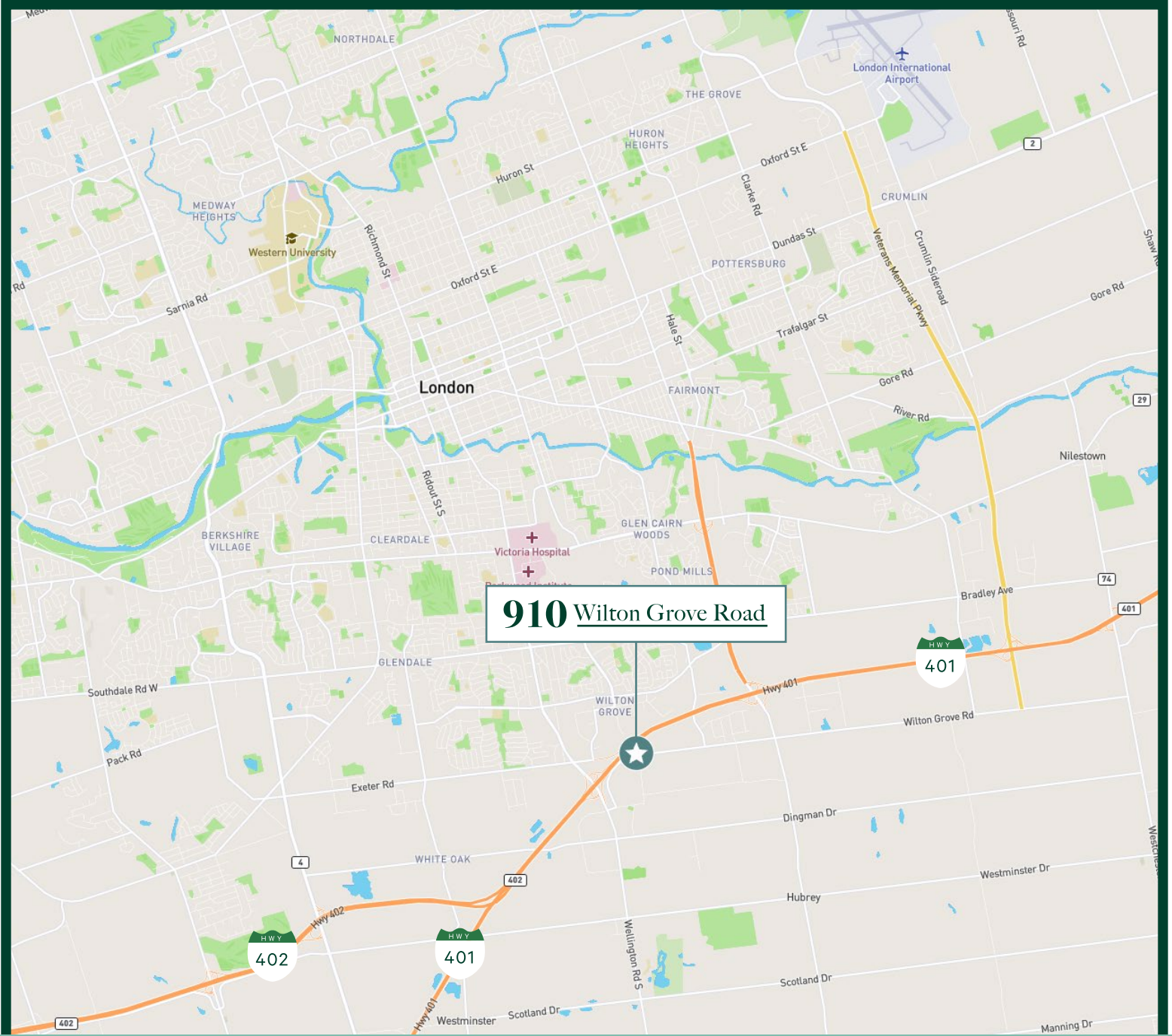
CITY OF LONDON
 Building
PLANS REVIEWED BY
[Signature]
 ODIG THATCHER
 DATE: 02.25.2014
 CHIEF BUILDING OFFICIAL

SECOND FLOOR

Plan



CITY OF LONDON
 Building
 PLANS REVIEWED BY
 DONG THATCHER
 DATE 05/15/2017



Contact Us

J. Peter Whatmore, ^{SIOR}

Senior Vice President, Broker
Chairman Southwestern Ontario
+1 519 286 2000
peter.whatmore@cbre.com

Walter Raithby

Sales Representative
+1 519 286 2033
walter.raithby@cbre.com

CBRE Limited, Brokerage | 380 Wellington Street | Suite 30 | London, ON N6A 5B5 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Google Earth

CBRE