

\$1,179,000 - 580 Waterloo Street E, London East (east F)

MLS® #X12350659

\$1,179,000

0 Bedroom, 0.00 Bathroom, 3,022 sqft

Office on 0.00 Acres

East F, London East (east F), Ontario

Fantastic opportunity for investors or business office with income to cover expenses.

Welcome to 580 Waterloo St., a freestanding, mixed use 2 story building, with many updates and improvements. The main and upper floors comprising of 2275 Sq Ft of office space, and 2 residential units in the basement. The upper office tenant is currently leased until May 31, 2026 and main floor office tenants renewed their lease for another 3 years until December 31, 2028. with an option for either party to terminate with 6 months notice. An ideal situation for an investor to occupy main floor level or pick you own tenant and lease.

Current financial information is based on present income and potential market rents. Office tenants pays electricity, gas and water. Residential tenants rent includes \$95 toward heat, electricity and water. Some of the updates include furnaces, central airs and water heaters. Replaced rear porch.

Renovated front porch. Replaced commercial outside doors (front & rear). Outside lighting, brick repointing and replacement as needed. Replaced rear eaves and downspouts. Update one basement res unit after tenant vacated.

(id:6289)



Essential Information

Listing # X12350659

Price \$1,179,000

Bathrooms	0.00
Square Footage	3,022
Acres	0.00
Type	Office

Community Information

Address	580 Waterloo Street E
Subdivision	East F
City	London East (east F)
Province	Ontario
Postal Code	N6B2P9

Amenities

Amenities	Public Transit
Parking Spaces	10

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=53 x 131 FT
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Listing Details

Listing Office	PRIME REAL ESTATE BROKERAGE
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Listing information last updated on November 1st, 2025 at 7:01pm PDT