

\$679,000 - 97 Wharncliffe Road S, London South (south E)

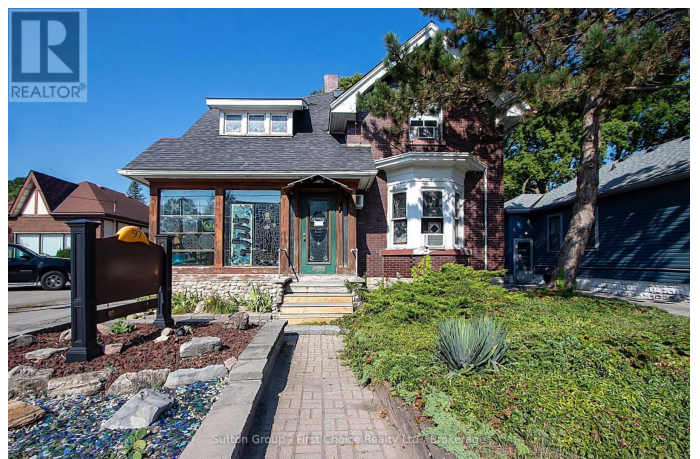
MLS® #X12368622

\$679,000

0 Bedroom, 3.00 Bathroom, 3,898 sqft
Retail on 0.00 Acres

South E, London South (south E), Ontario

Welcome to 97 Wharncliffe Road South! A solid 2.5-storey brick property offering endless potential in a high-visibility location just minutes from downtown. Currently set up as a business, this property is perfect for entrepreneurs, investors, or those looking for a live/work opportunity. The main floor is well-suited for office, retail, or service-based businesses and also includes a convenient half bathroom. The upper levels offer the potential to be converted into an apartment, complete with two full bathrooms across the second and third floors, ideal for creating an excellent income stream or a comfortable owners residence. Inside, you'll find unique interior architecture with plenty of character. The property also showcases original oak floors on the main level that could be beautifully revitalized, and original pine floors on the second level. What sets this property apart is its extra-deep lot, which extends far beyond the typical city property. With a two-car garage and ample parking, there's plenty of room to expand, redevelop, or add accessory units, making this a standout investment for the future. The brick exterior remains in excellent condition for its age, providing both durability and timeless curb appeal. Zoned Arterial Commercial, the property allows for a wide range of permitted uses including offices, clinics, restaurants, studios, personal service establishments, and more. Bring your vision,



this property offers the location, flexibility, and space to create something exceptional.
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Essential Information

Listing #	X12368622
Price	\$679,000
Bathrooms	3.00
Square Footage	3,898
Acres	0.00
Type	Retail

Community Information

Address	97 Wharncliffe Road S
Subdivision	South E
City	London South (south E)
Province	Ontario
Postal Code	N6J2K2

Amenities

Amenities	Public Transit
Parking Spaces	12

Interior

Heating	Natural gas Forced air
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Exterior

Lot Description	Bldg=50 x 250 FT
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Listing Details

Listing Office	Sutton Group - First Choice Realty Ltd.
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