

# \$1,150,000 - 206 Piccadilly Street, London East (east F)

MLS® #X12476069

**\$1,150,000**

0 Bedroom, 0.00 Bathroom, 4,120 sqft

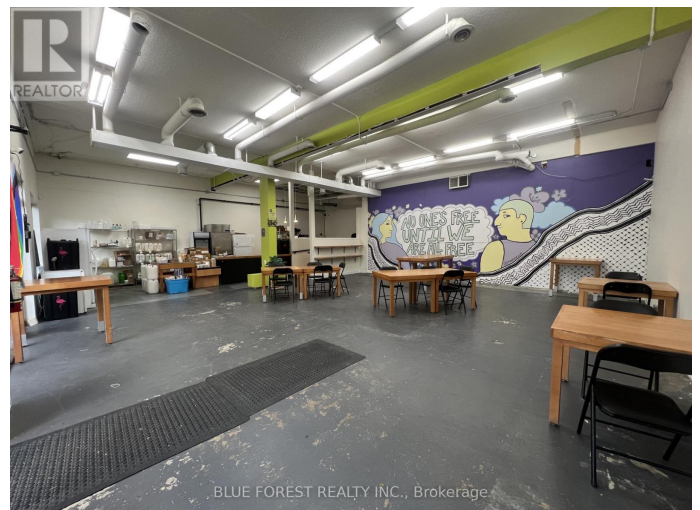
Retail on 0.00 Acres

East F, London East (east F), Ontario

Prime Downtown Commercial Space - Flexible BDC(1) Zoning & Modern Updates .

Located in the heart of downtown London, this versatile one-floor commercial building offers a prime location near the intersection of Richmond St and Oxford St. Spanning 4,120 square feet, this space provides endless opportunities for businesses looking to thrive in a busy area. Featuring flexible BDC(1) zoning, the property caters to a variety of commercial uses, making it a perfect fit for many business options. The large event area has recently been updated with environmentally friendly flooring and a new expansive window (2024), allowing natural light to flood the space. The high ceilings create an open, airy feel that enhances the property's overall appeal. This building comes with seven parking spots on-site and two additional lots just steps away, ensuring ample parking for your clients and staff. Accessibility has been a key consideration with recent renovations (AODA compliant) that include automatic door openers, a wheelchair ramp, and an accessible washroom. Other notable upgrades include a new rooftop unit (2024), new water heater (2020), and a spacious layout perfect for customization to suit your business needs. With four washrooms and plenty of potential, this property is ready to accommodate your vision. Don't miss the opportunity to make this property your own in one of London's most sought-after locations.

\*seller is a licensed Real Estate Broker\*\*



Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X12476069   |
| Price          | \$1,150,000 |
| Bathrooms      | 0.00        |
| Square Footage | 4,120       |
| Acres          | 0.00        |
| Type           | Retail      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 206 Piccadilly Street |
| Subdivision | East F                |
| City        | London East (east F)  |
| Province    | Ontario               |
| Postal Code | N6A1S1                |

Amenities

|                |   |
|----------------|---|
| Parking Spaces | 7 |
|----------------|---|

Interior

|            |                       |
|------------|-----------------------|
| Appliances | Water Heater          |
| Cooling    | Fully air conditioned |

Exterior

|                 |                  |
|-----------------|------------------|
| Lot Description | 43.75 x 156.5 FT |
|-----------------|------------------|

Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | BLUE FOREST REALTY INC. |
|----------------|-------------------------|



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