



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 12 Units**

110 King Edward Ave.

London, ON



# PROPERTY OVERVIEW

## ABOUT LONDON

Along the Quebec City-Windsor Corridor, in southwest Ontario, is the city of London. The Canadian census of 2021 indicated that the city had a population of 422,324. London is located at the junction of the Thames River, about 200 kilometers from Toronto and Detroit. The city welcomes visitors with reasonably priced homes, low crime rates, first-rate educational and medical facilities, culture, and lovely parks. Because of the surrounding natural beauty, trees, and greenery, it is often referred to as the "Forest City."

## ABOUT THE PROPERTY

Beautiful 12 unit property just outside of downtown London. Less than 10 minute walk to Princess Elizabeth Public School and Glen Cairn Park. Coin operated laundry. 13 parking spaces provided. All but one tenant pay Hydro. New roof as of 2016.



## PROPERTY DETAILS

**Unit Breakdown:** 12 Units (1 x bach, 6 x 1bed, 5 x 2bed)

**Construction:** Concrete Block

**Approx. Age:** 1961

**Number of Storeys:** 3

**Flooring Type:** LVP & Linoleum Tile

**Vacancies:** None

**Square Footage of Lot:** 15,467.72 ft<sup>2</sup>

**Balconies:** None

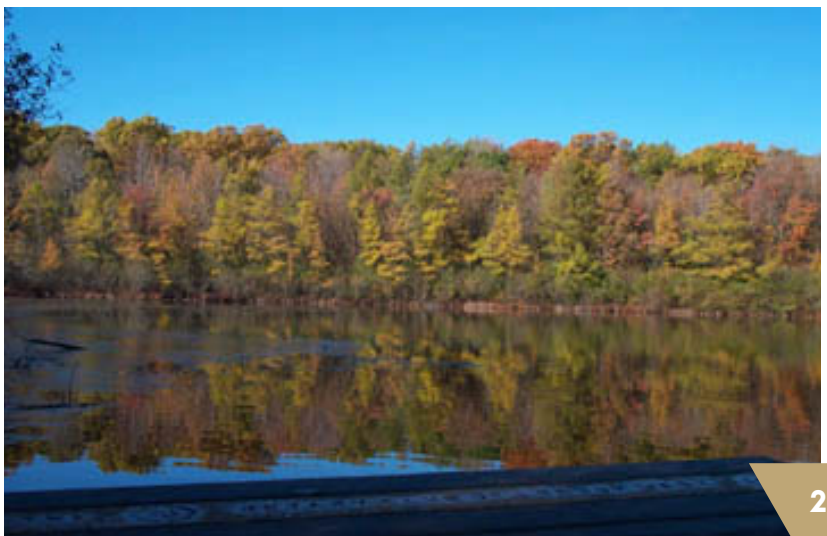
**Legal Description:** PT LT 20 BF CON B, PTS 1 TO 10  
33R7418; S/T & T/W 757035 LONDON/WESTMINSTER



**Location:** Close to Westminster Ponds, Victoria Hospital, East Park London, Highland Country Club, South Branch Park Hiking Trail, Naiomi-Almeida Skateboard Park.

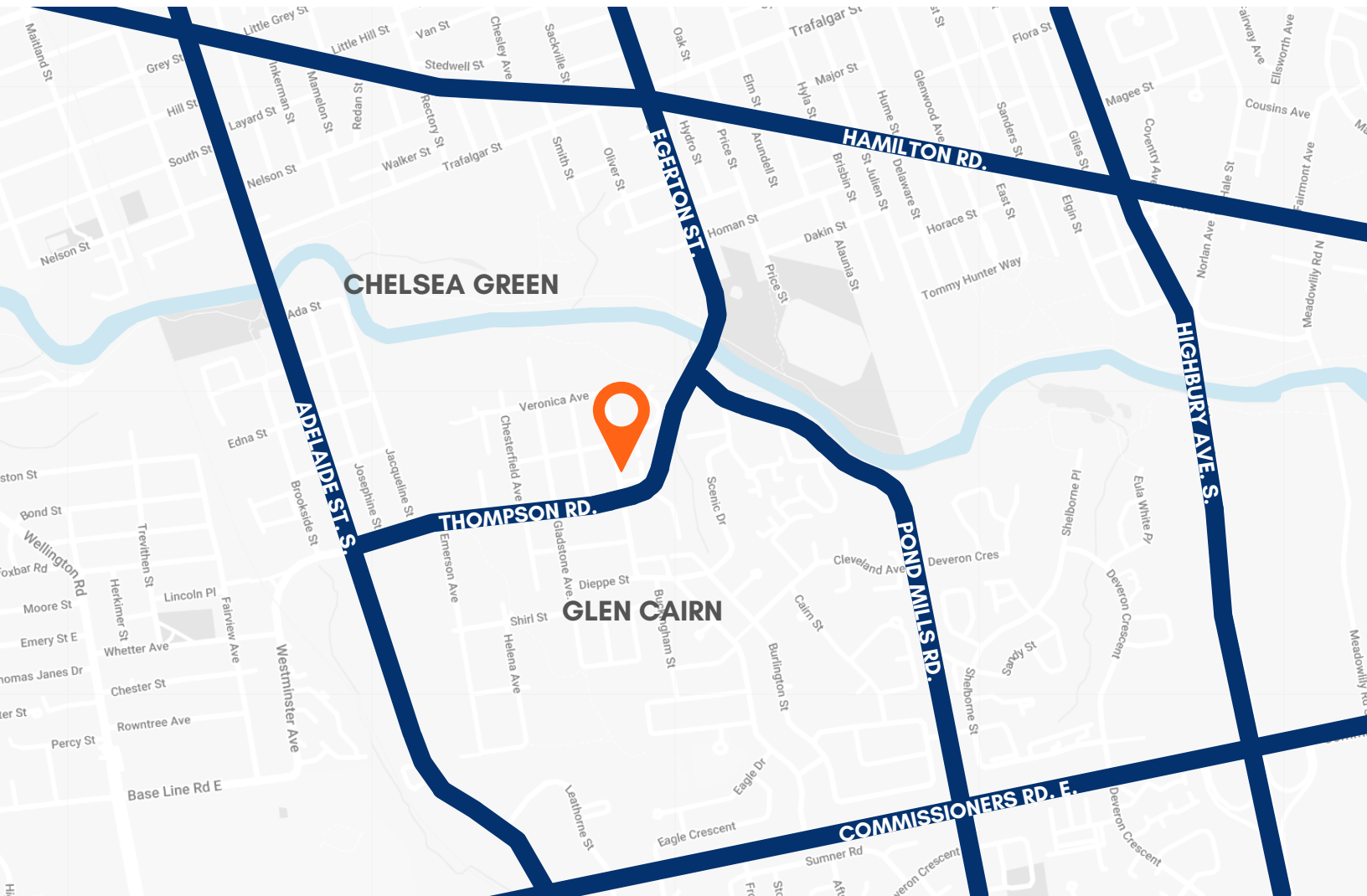


**Public Transportation:** London Transit Commission (LTC) operates public transit buses in the city with multiple bus routes near the property.



# LONDON

# GLEN CAIRN



**Nearest Grocery Store**  
Approx. 2.5 km



**Nearest School**  
Less than 800 m



**Nearest Park**  
Approx. 900 m

## ABOUT GLEN CAIRN

Glen Cairn is a beautiful neighborhood in Southeast London. With amenities including large parks, a community center, and multiple public schools, it is a great area for families. The Glen Cairn Community Resource Centre not only offers resources and programming, but also offers volunteer opportunities for residents. The major park, Glen Cairn Park, features incredible walking trails and a pool.

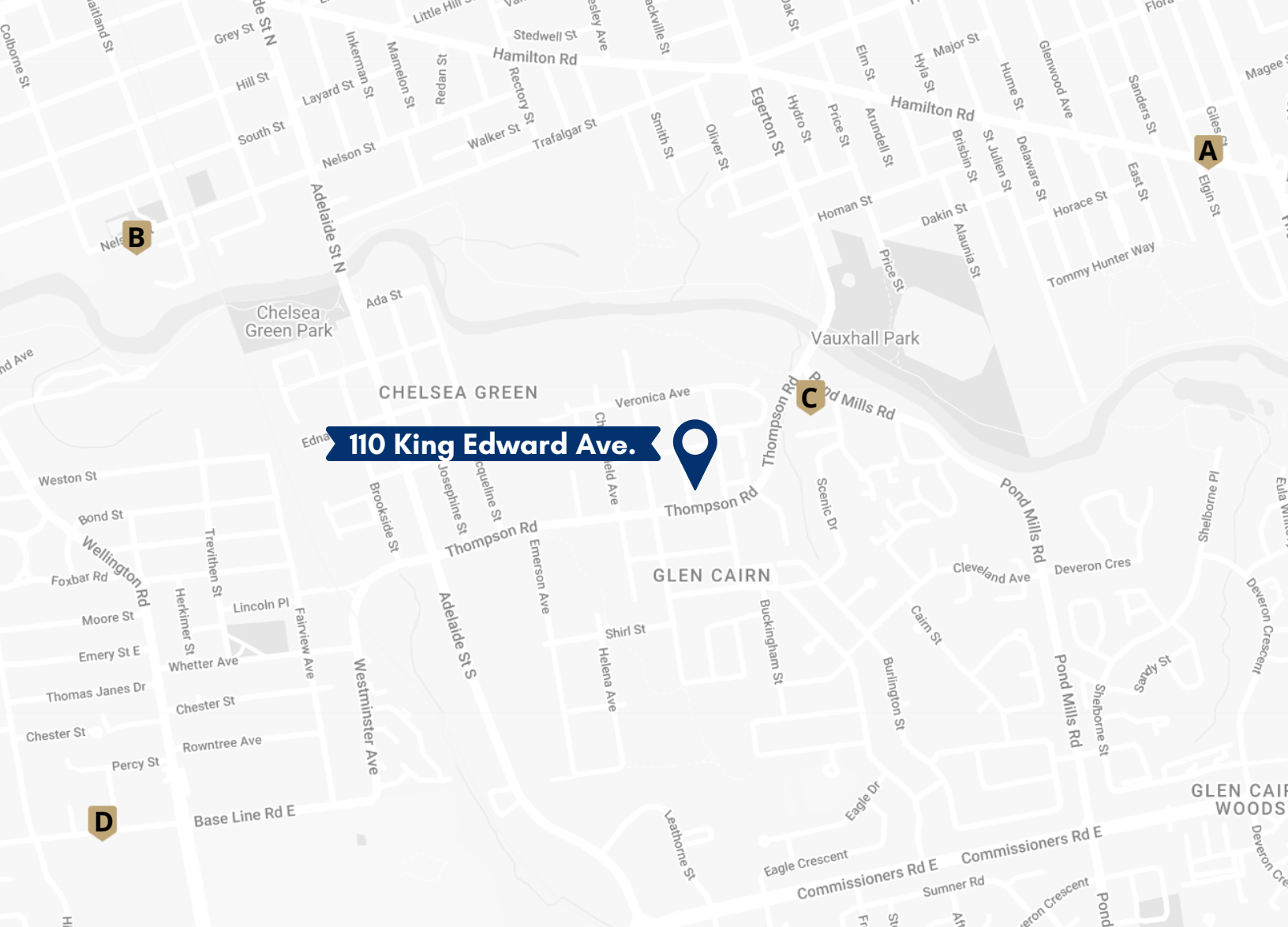


# INTERIOR SUITES





# RENTAL ANALYSIS



Map	Address	Size	Price	Distance
A	917 Hamilton Rd.	1 Bed	\$1,285	2.2 km
B	435 Nelson St.	1 Bed	\$1,325	2.5 km
C	470 Scenic Dr.	2 Bed	\$1,550	600 m
D	629 Base Line Rd. E.	2 Bed	\$1,600	2.4 km





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To book a tour  
please email  
[reception@mysakrealty.com](mailto:reception@mysakrealty.com)

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

## **JOE MYSAK**

Owner, Broker of Record



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