



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 23 Units

Unpriced – Bid Date
March 29th, 2023

1003 Notre Dame Dr.

London, ON

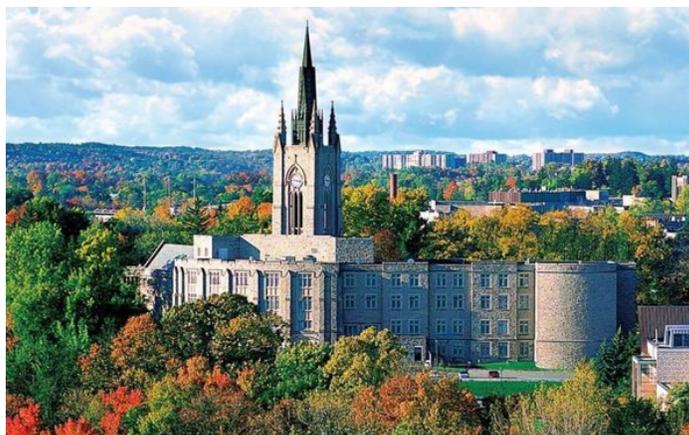
PROPERTY OVERVIEW

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

Amazing property just south-west of Central London. Less than a 10 minute drive to Highland Country Club and a 10 minute walk to the nearest park. Coin operated laundry. Ample parking for tenants. New roof as of October 2021.



PROPERTY DETAILS

Unit Breakdown: 23 Units (9 x 1Bed, 14 x 2Bed)

Construction: Concrete & Brick

Hot Water Tanks: Gas Boiler (Radiant)

Fridges + Stoves: 23 + 23

Washer + Dryer: 3 + 3

Approx. Age: 60+ Years

Number of Storeys: 3

Flooring Type: Carpet & Laminate

Vacancies: None

Square Footage of Lot: 33,917.05 ft²

Balconies: 23

Intercom: Yes

Environmental: Will have Clean Phase 1

Legal Description: PT BLK G PLAN 962 AS IN 807252; S/T & T/W 743364 S/T 257863, 305789
LONDON/WESTMINSTER



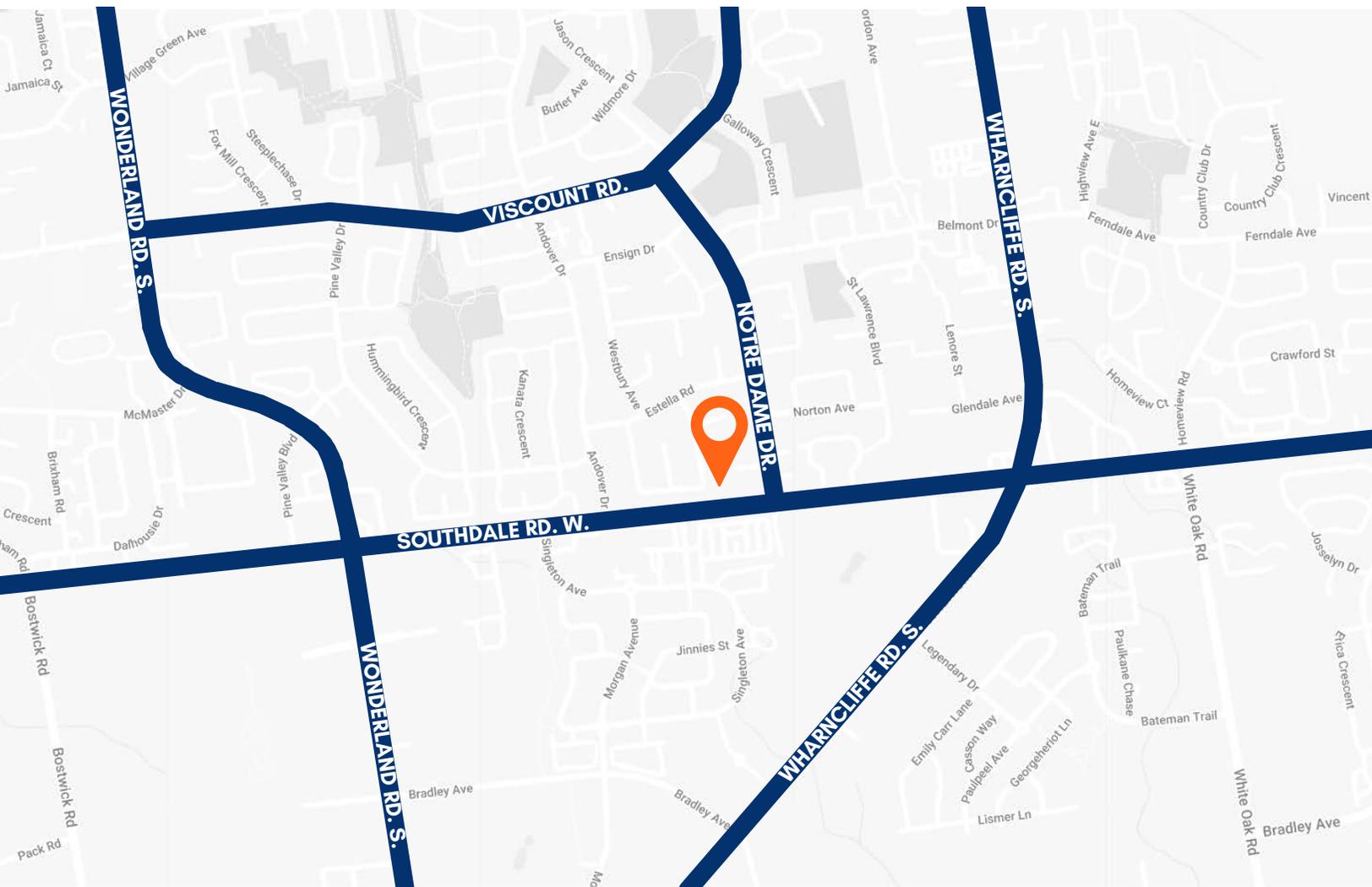
Location: Close to St. Lawrence Park, Earl Nichols Arena, Belmont Park, Jesse Davidson Park, W. Sherwood Fox Public School, Highland Country Club, Arthur Ford Park, & Arthur Ford Public School.



Public Transportation: London Transit Commission (LTC) operates public transit buses in the city with multiple bus routes near the property. Less than a 15 minute drive to the London Via Rail station.



LONDON HIGHLAND



Nearest Grocery Store
Approx. 1.4 km



Nearest School
Less than 750 m

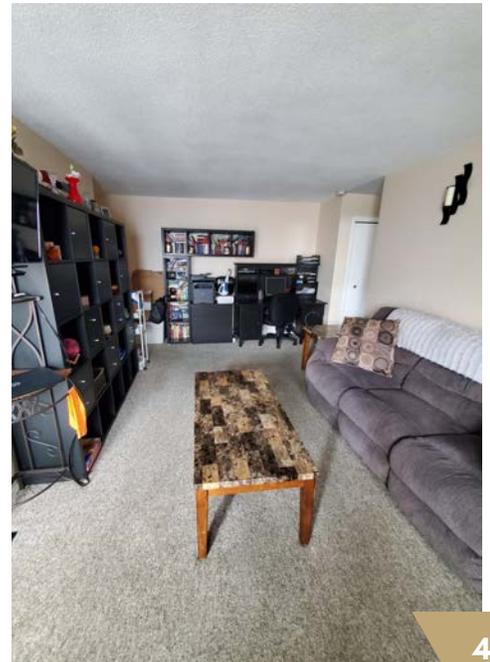
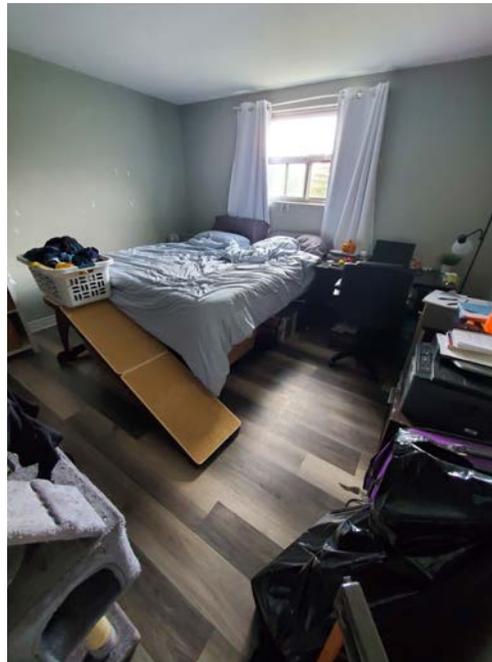
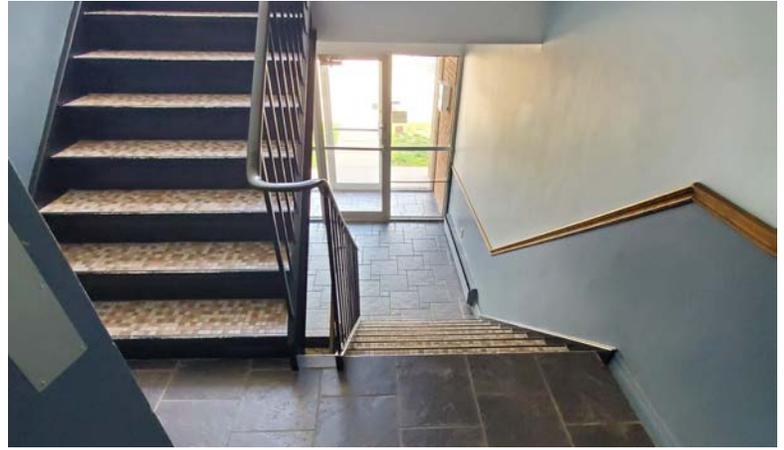
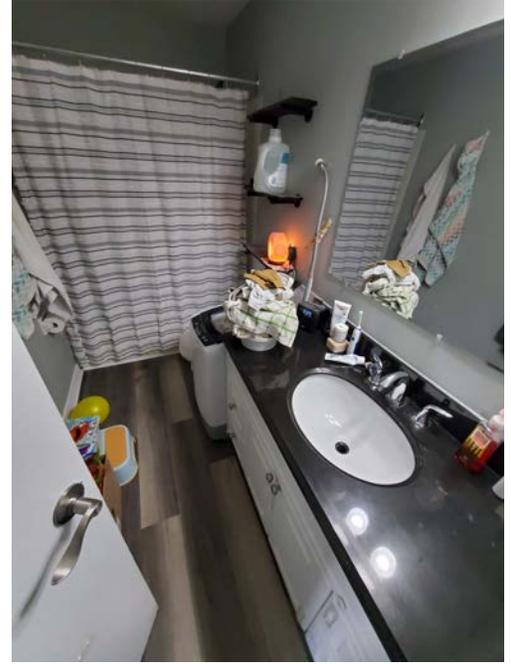


Nearest Park
Approx. 900 m

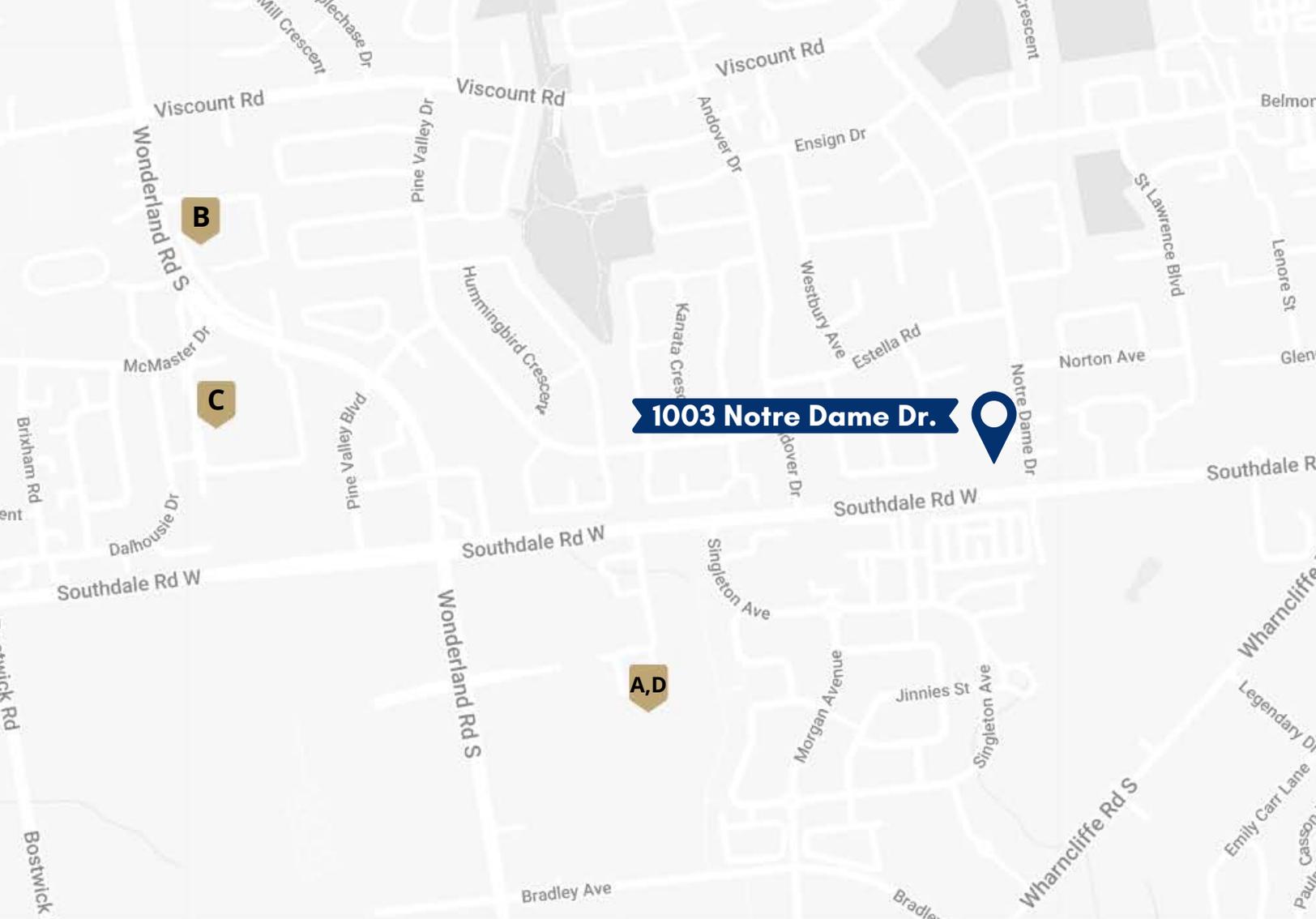
ABOUT HIGHLAND

South London's Highland neighborhood shares a border with Old South along Commissioners Road. In the center of the neighborhood is Highland Woods Park, which features a playground, a basketball court, and a lovely walking trail. A notable landmark in the area is the Highland Country Club, which has a private 18-hole golf course and other amenities. The neighborhood is also home to numerous elementary and secondary schools.

INTERIOR SUITES



RENTAL ANALYSIS



Map	Address	Size	Price	Distance
A	335 Southdale Rd. W.	1 Bed	\$1,799	1.5 km
B	916 Wonderland Rd. S.	1 Bed	\$1,775	2.3 km
C	951 Wonderland Rd S	2 Bed	\$2,075	2.3 km
D	335 Southdale Rd. W.	2 Bed	\$2,317	1.5 km



BID DATE: MARCH 29th, 2023

To book a tour

please email

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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