



# MYSAK

REALTY INC., – BROKERAGE



**FOR SALE | 31 + 1 Units**

174 King Street

London, ON

# PROPERTY OVERVIEW

## ABOUT LONDON

London is located at the junction of the Thames River, about 200 kilometers from Toronto and Detroit. London is one of the larger cities in Ontario and the 11th most populous city in Canada. 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." Some popular attractions in London include the Royal Ontario Museum, London Museum, Victoria Park, Banting House National Historic Site, and Storybook Gardens, an amusement park for families.

## ABOUT THE PROPERTY

Amazing property in the center of London. 31 residential units and 1 commercial unit. Commercial tenant is leaving within the next year. Big common room can be upgraded to a unit.



## PROPERTY DETAILS

**Unit Breakdown:** 31 Units (31 x Bachelors) plus 1

Commercial unit

**Construction:** Concrete & Brick

**Fridges + Stoves:** 31 + 31 Hot Plates

**Washer + Dryer:** 2 + 2

**Approx. Age:** 1875

**Number of Storeys:** 2

**Square Footage of Lot:** 11,926.40 ft<sup>2</sup>

**Environmental:** Clean 2022

**Legal Description:** PT LT 9 , N/W KING STREET , PART 1 , 33R6391 , T/W 684838, IF ANY, AS FIRSTLY DESCRIBED; T/W 684838 AS SECONDLY DESCRIBED; S/T ESM'T ER30068; LONDON



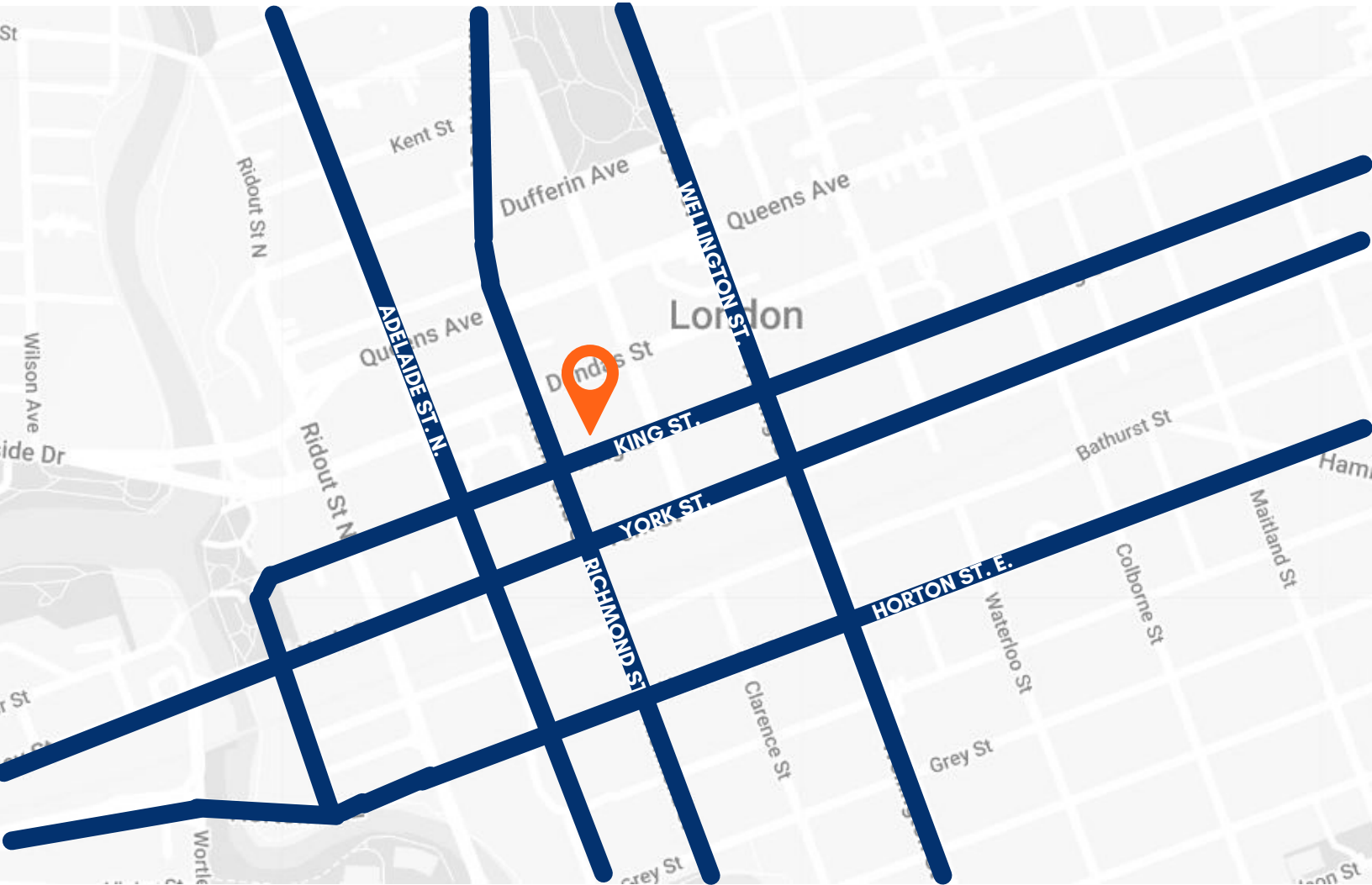
**Location:** Close to Gibbons Park, Riverside Park, Victoria Park, London Christian Academy St. George Public School, London Central Secondary School, St. Joseph's Hospital, University Hospital.



**Public Transportation:** London Transit Commission (LTC) operates public transit buses in the city with multiple bus routes near the property. Less than a 5 minute drive to the nearest bus stop.



# LONDON MIDTOWN



**Nearest Grocery Store**  
Approx. 2.4 km



**Nearest School**  
Less than 1.1 km



**Nearest Park**  
Approx. 550 m

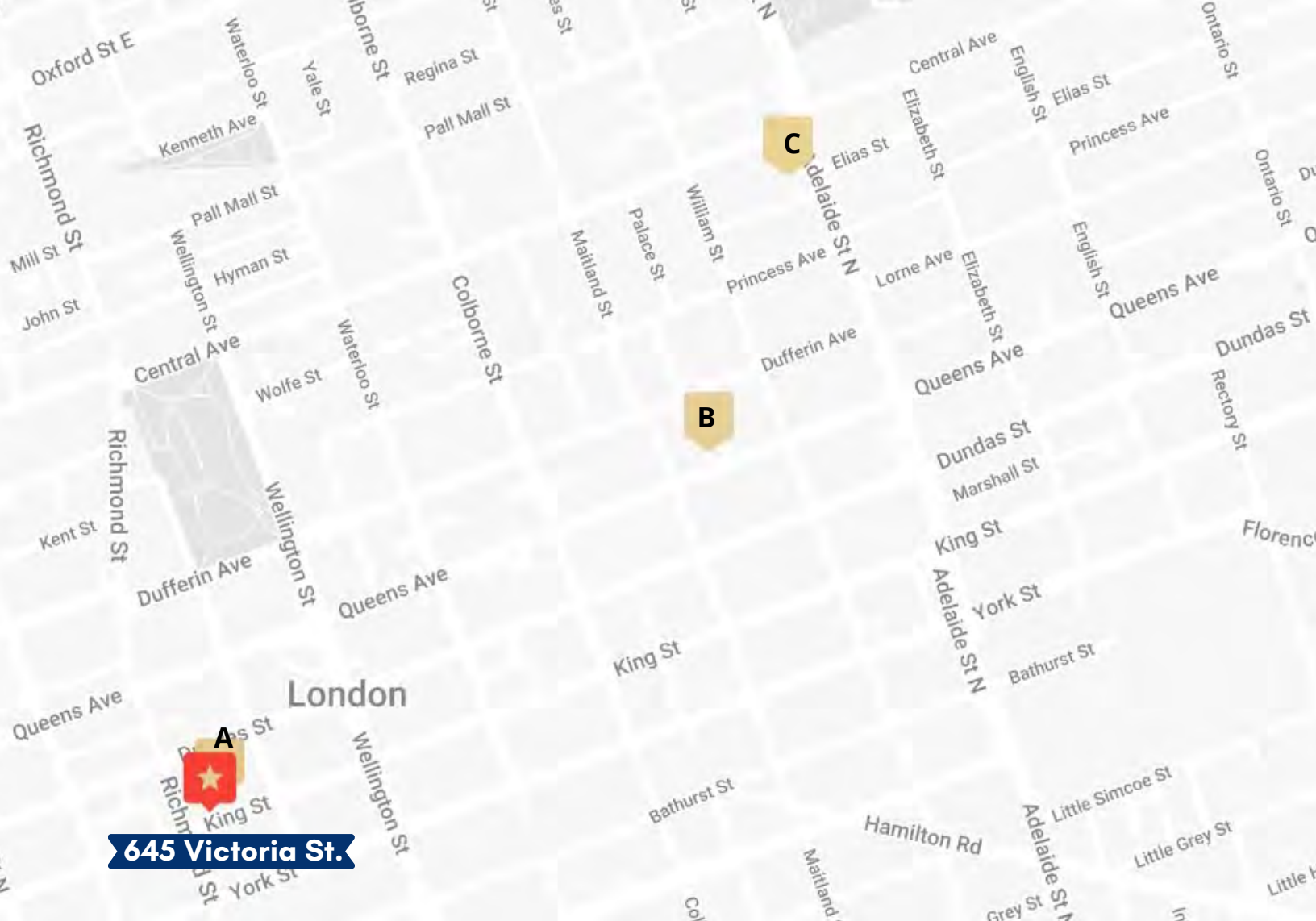
## ABOUT CARLING

Midtown is the area centered along Dundas St. between the Downtown core and Old East Village. The majority of the locals lives in high-rise or three-story walk-up apartment buildings. There are numerous stores, services, and restaurants in the primarily business neighbourhood. Anyone in school, a single family, or even a small family that wants to live in an apartment will find this area to be ideal.

# INTERIOR SUITES



# RENTAL ANALYSIS



**645 Victoria St.**

Maps	Address	Size	Price	Distance
A	186 King St.	Bach.	\$1,325	29 m
B	571 Adelaide St. N.	Bach.	\$1,199	2.3 km
C	498 Queens Ave.	1 Bed	\$1,634	1.8 km



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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