



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 14 Units

645 Victoria 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 just north-west of London. 10 fully renovated units. 4 still need renovations. Laundry and dishwasher in each renovated unit. Ample parking for tenants.



PROPERTY DETAILS

Unit Breakdown: 14 Units (14 x 2Beds)

Construction: Concrete & Brick

Fridges + Stoves: 14 + 14

Washer + Dryer: 10 + 10

Approx. Age: 1959

Number of Storeys: 2.5

Square Footage of Lot: 27,577.11 ft²

Balconies: 10

Environmental: Clean 2023

Legal Description: PT LT 49 & ALL LT 50 S/S KING ST
PLAN 229(3RD), PTS 3, 4 & 5 33R1936 CITY OF LONDON



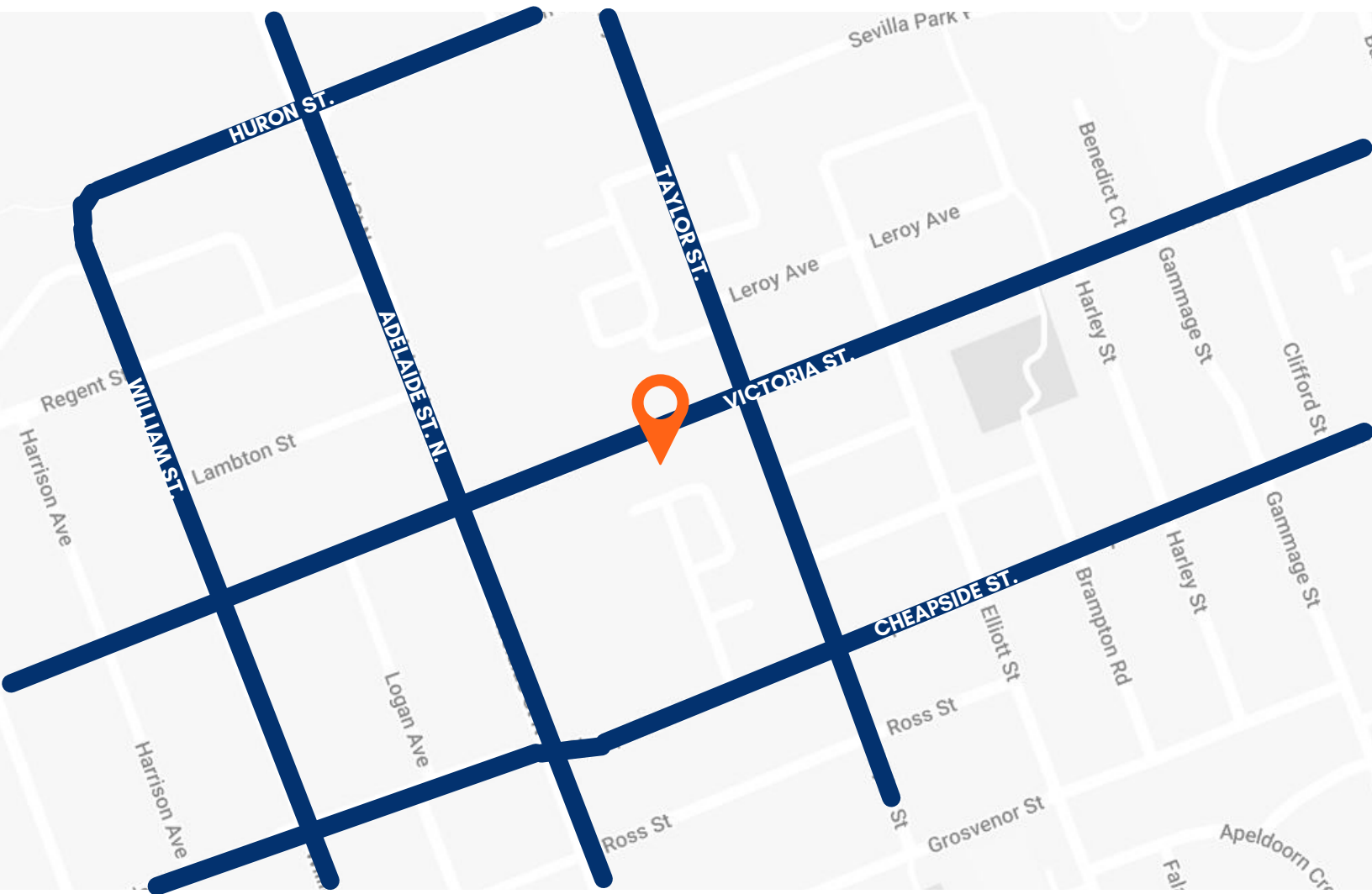
Location: Close to Carling Park, Bellwood Park West, Northbrae Public School, St. Michael Catholic Elementary School, Sir John A. Macdonald Public School, St. Joseph's Hospital, University Hospital.



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 CARLING



Nearest Grocery Store
Approx. 400 m



Nearest School
Less than 1.1 km

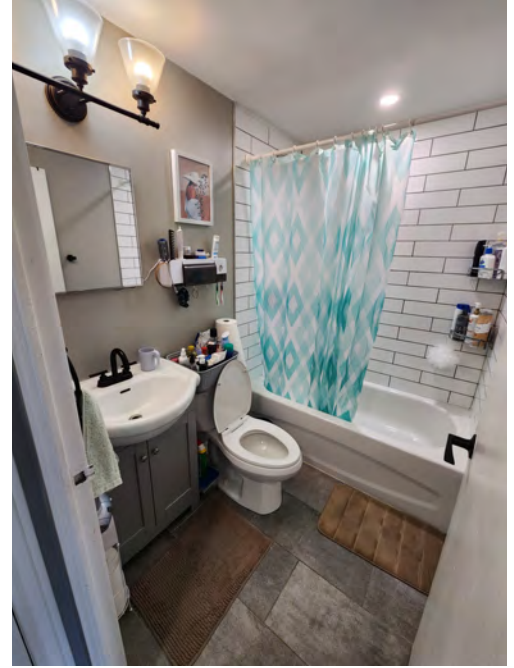


Nearest Park
Approx. 700 m

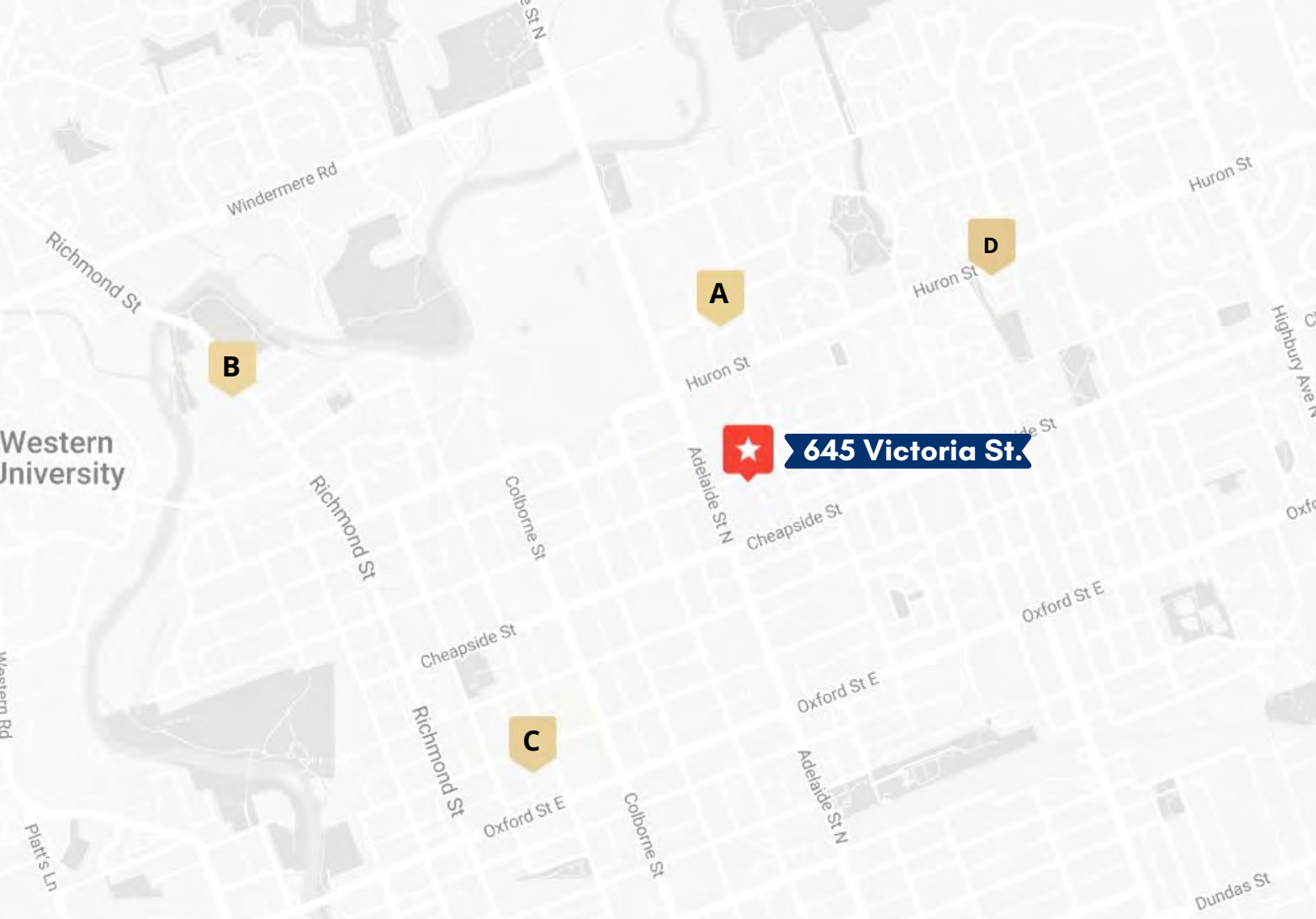
ABOUT CARLING

Carling neighborhood in London, Ontario, is a residential area located in the northwestern part of the city. It is a well-established community with a mix of single-family homes, townhouses, and apartment buildings. The neighborhood features tree-lined streets and parks, providing a pleasant atmosphere for residents. While Carling is mainly residential, it is not far from essential amenities such as schools, grocery stores, restaurants, and small businesses.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	1132 Adelaide St. N.	2 Bed	\$1,745	900 m
B	1223 Richmond St.	2 Bed	\$1,875	2.7 km
C	800 Hellmuth Ave.	2 Bed	\$2,145	2.1 km
D	945 & 955 Huron St.	2 Bed	\$1,960	1.7 km



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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