



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 8 Units/56 Beds

625-627 Third 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

8 unit 56 Bed student rental steps to Fanshawe College. \$75,000/Bed. Buildings in excellent condition. Gross Income \$401,184. Approx. 6.8% cap rate. Hydro paid by owner.



PROPERTY DETAILS

Unit Breakdown: 8 Units (8 x 7Beds)

Construction: Concrete & Brick

Fridges + Stoves: 8 + 8

Washer + Dryer: 8 + 8

Approx. Age: 1996

Number of Storeys: 3

Square Footage of Lot: 27,577.11 ft²

Environmental: Clean 2014

Legal Description:

PART LOT 65, PLAN 19 DESIGNATED AS PARTS 1, 2, 3 & 4, PLAN 33R-12410, 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.

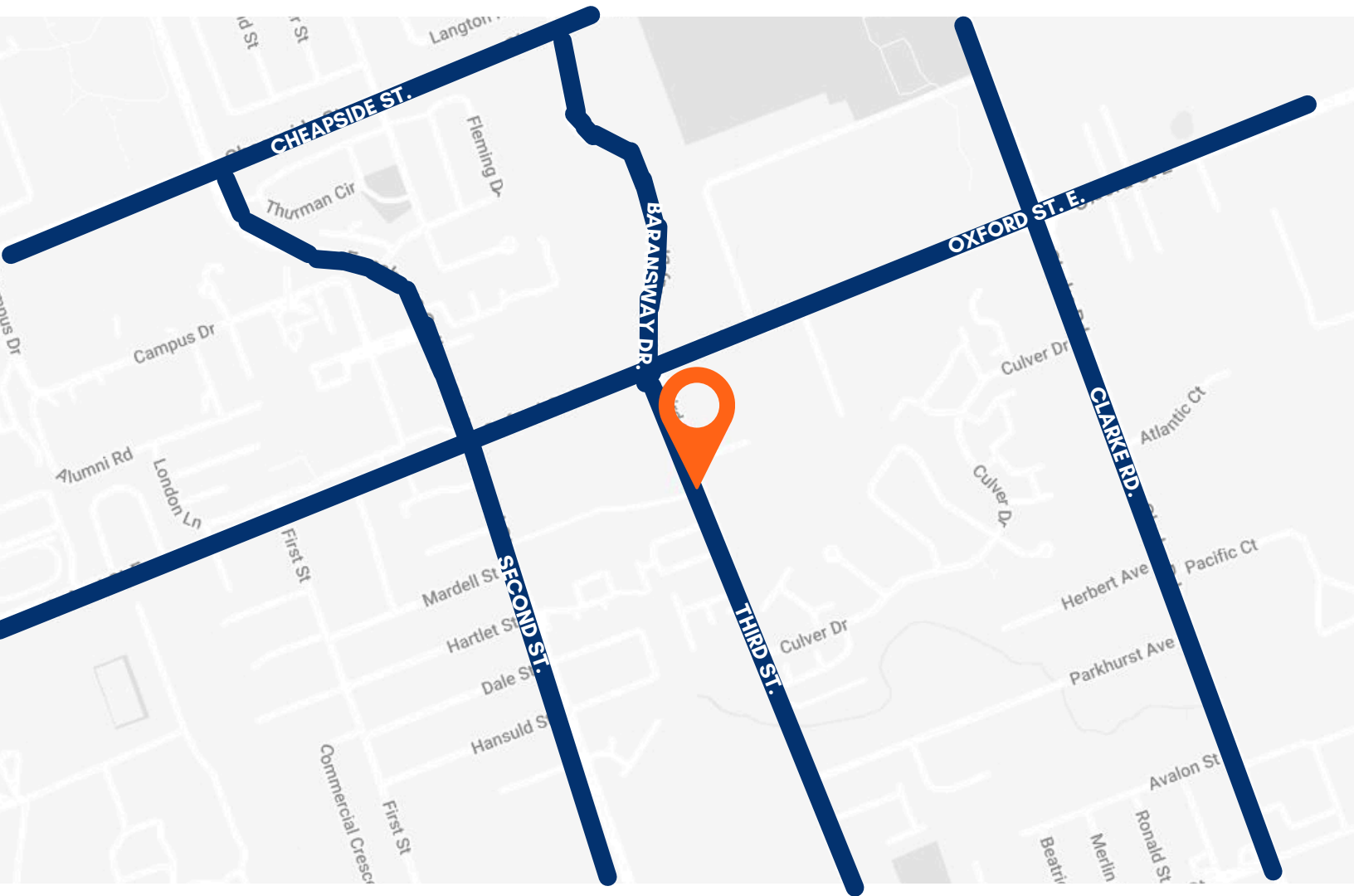


Public Transportation: London Transit Commission (LTC) operates public transit buses in the city with multiple bus routes near the property. Less than a 5 minute drive to the nearest bus stop.



LONDON

ARGYLE



Nearest Grocery Store

Approx. 2.3 km



Nearest School

Less than 500 m



Nearest Park

Approx. 500 m

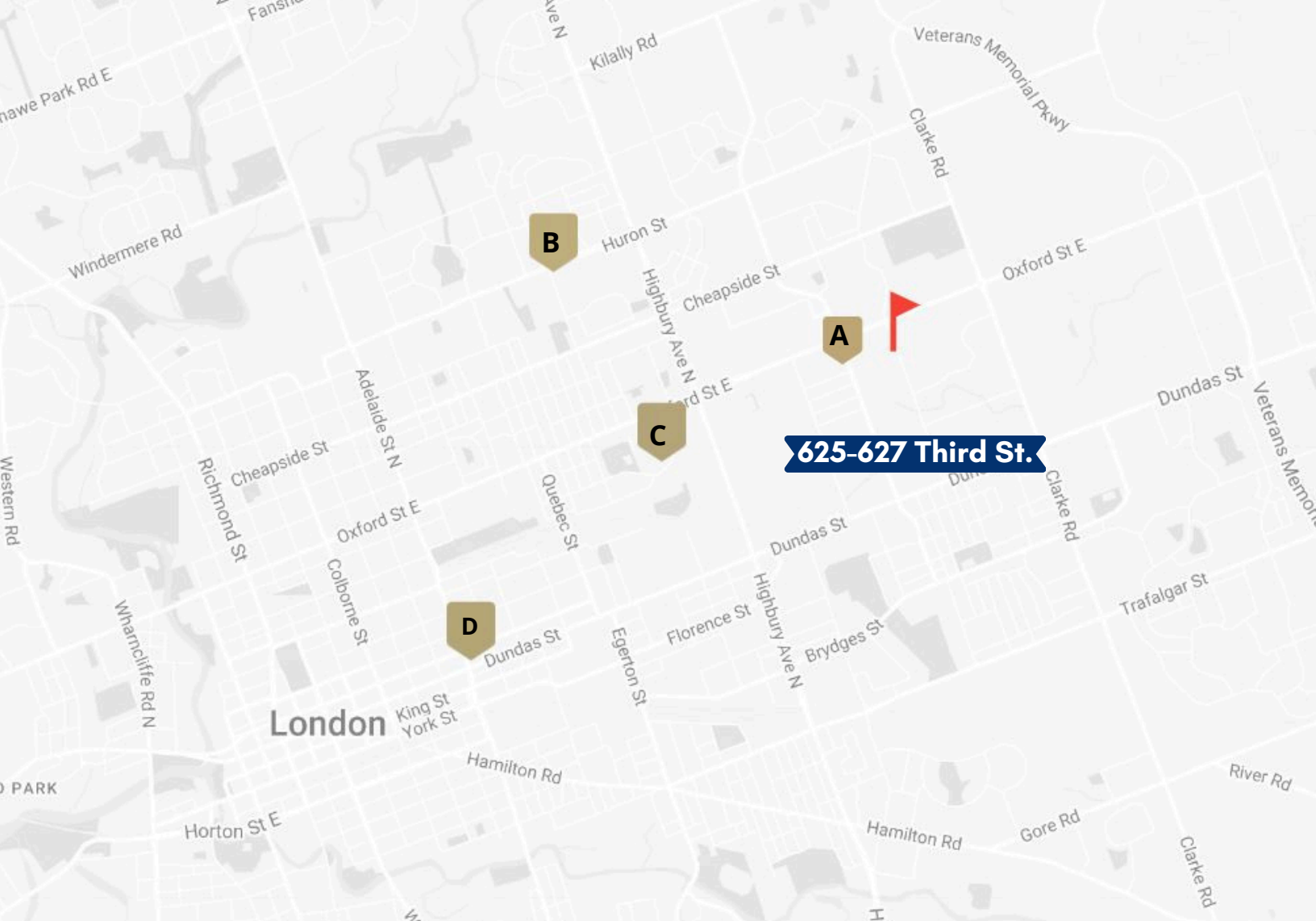
ABOUT ARGYLE

Argyle is a neighborhood located in the eastern part of London, Ontario. It's known for its diverse community and vibrant atmosphere. Argyle is a primarily residential area, with a mix of single-family homes, townhouses, and apartments. Argyle has undergone significant development, with new shopping centers, restaurants, and other amenities opening up in the area. This has helped to make Argyle a more self-sufficient community.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	727-769 Second St.	1 Bed	\$1,625	500 m
B	1203 Huron St.	1 Bed	\$1,485	4.0 km
C	520 Mornington Ave.	1 Bed	\$1,563	3.0 km
D	430 Adelaide St. N.	1 Bed	\$1,195	5.0 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



MYSAK REALTY INC., BROKERAGE

2358A Bloor St W

Toronto, ON M6S 1P3

Office: 416-767-5500 x22

Fax: 416-760-7878

Email: Joe@MysakRealty.com