



FOR SALE &
FOR LEASE

330
QUEENS
AVENUE

FOR MORE INFORMATION
PLEASE CONTACT:

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CBRE
CB RICHARD ELLIS

FOR SALE &
FOR LEASE

330
QUEENS
AVENUE

LONDON, ON

OFFICE
CONVERSION
SPACE



PROPERTY ADDRESS: 330 Queens Avenue, London, ON

LOCATION: Located adjacent to the southeast corner of Queens Avenue and Waterloo Street North

AVAILABLE SPACE: 5,000 SF (approx)

PARKING: 9 Parking Spots (approx.)

SIGNAGE: Pylon Sign on Queens Avenue

ZONING: DA2
- Permits a Wide Range of Uses

BUILDING FEATURES:

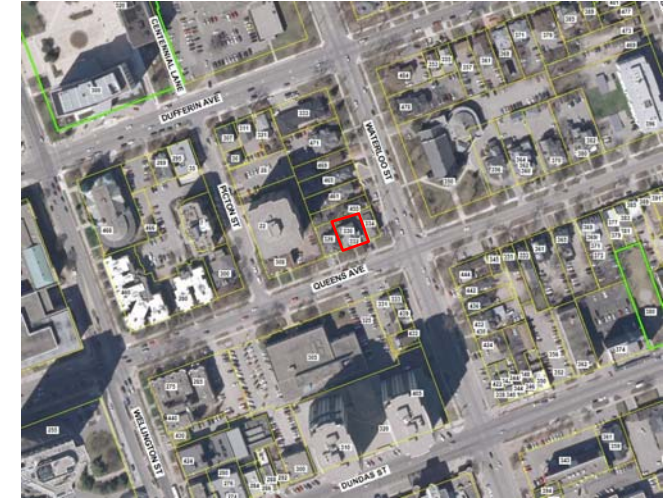
- 3 Storey Office building
- Hot water heating
- Central Air Conditioning on Main floor and Window Air Conditioning on upper levels
- Office quality renovations to entire building
- Good mix of open spaces and private offices
- Several washrooms available
- Built-in furniture
- Very few changes would be required before building is ready for new user
- Excellent opportunity for owner/user usage

TAXES: •Taxes \$25,653 (2008)

ASKING PRICE: **\$535,000**

LEASE PRICE: \$9.00 psf Net

ADDITIONALS: \$6.50 psf (CAM, Taxes)



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