

## 121-123 Dundas Street.

Structure:	constructed 1983, this is a steel web and concrete structure built to accommodate retail, office and light manufacturing uses** (**not currently permitted under current zoning regulations).
Floor Plate:	the building has an approximate area of 5149sf per floor ( 36.16 feet frontage, 142.42 feet depth) with three full floors, two of which are above grade.
Ceiling Height:	the lower level has 8', the two upper floors 9' (approx.)
Services:	the building has an 800amp, 600 volt electrical system and is fully sprinklered (wet system) on each floor; the building is serviced by a 6" water line; HVAC is provided by four rooftop mounted heat pump units. The tenants are believed to be separately metered.
Finishes, Lower:	the lower level is part retail area, part warehouse/storage;
Main:	the main floor is finished for retail uses and has four tenants, two fronting Dundas Street and two fronting Covent Market Lane. There is access from Market Lane to the principal Dundas tenant.
Second:	this is finished as part office fronting both Dundas and Covent Market Lane, and part warehouse.
Zoning:	Downtown Area One.
Taxes:	\$32,488 for 2010
Income:	income is derived from five retail tenants.

## 121-123 Dundas Summary.

This is an exceptional building, located in the JLC Block just east of Talbot Street and the John Labatt Centre. Fronting both Dundas Street and Covent Market Lane, this is an opportunity for an owner user seeking a dominant retail and/or office position in Downtown London. The building is opposite Kingsmill's Department Store and is adjacent the Metro Hotel, London's newest boutique hotel.