

121-123 Dundas Street



For Sale

Sale Price: \$1,250,000

Taxes: \$32,488 (2010)

Property Size: 36.16 x 142.42

Zoning: DA 1

Total Area: 15,000+ sf

This exceptional building is located in the JLC Block and is double fronted with two retail faces, one on Dundas and one on Market Lane. Constructed in 1983, this is a steel web and concrete structure with two full floors above grade and a fully useable and finished lower level, with an approximate floor plate of just over 5,000sf.

The building is sprinklered on all floors, has a large (800 amp, 600 volt) hydro service and an incoming 6" water line. The building has five tenants, separately metered, and an income stream that is sufficient to offset the expenses, making it an excellent opportunity for an owner user.

The main floor has up to 2900sf available fronting Dundas, along with about 3700sf on the second floor, and 3700sf in the finished for retail and fully useable lower level. The building is configured with front, rear, and center stairwells, allowing each floor to be leased separately. The two main floor areas are presently separated into two suites of 1300sf and 1600sf each.

This is an opportunity for an owner user seeking a dominant retail or office position in Downtown London, with the potential to occupy up to 10,300sf of this outstanding building. For more detailed information, including full construction drawings, please contact Peter Mullins.

Click on [SKETCH](#) for an outline of the floors showing approximate areas and available space shaded in green.

*information on building services is provided by sources we deem to be reliable but should be confirmed by any prospective purchaser.

Building Details

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.





SECTION 20

DOWNTOWN AREA (DA) ZONE

20.1 GENERAL PURPOSE OF THE DA ZONE

This Zone provides for and regulates the City's most dominant and intensive commercial business area which serves the City and region. The permitted uses include a full range of commercial, service, and office uses with residential uses permitted above the first floor. Zone variations are established to emphasize the pedestrian-oriented shopping area and to regulate the scale of retail permitted.

The primary difference between the DA1 Zone and the DA2 Zone variation is that the DA1 Zone is applied to main retail shopping area centred along Dundas and Richmond Streets. The DA2 Zone variation is applied to the other peripheral areas of the Downtown and permits ground level office and residential uses.

20.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any DA Zone variation for any use other than the following uses:

1) DA1

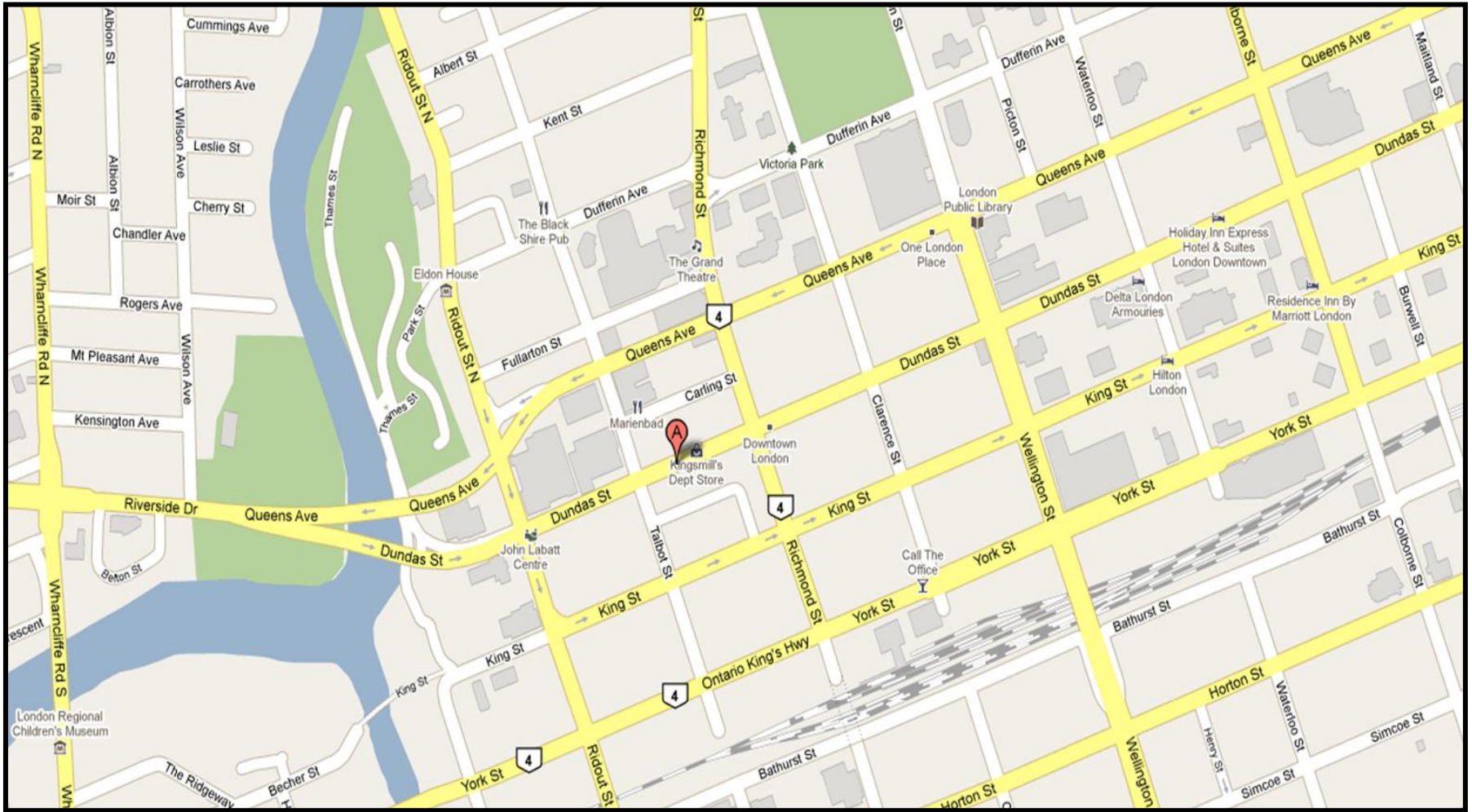
The following are permitted uses in the DA1 Zone variation:

- a) (deleted by Z.-1-96435)
- b) [Retail stores;](#)
- c) [Supermarkets;](#)
- d) [Amusement game establishments](#) restricted to locations within shopping centres, entertainment complexes and hotels;
(Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- e) [Apartment buildings](#) with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-94263)(Z.-1-98618)
- f) [Apartment hotels](#) with rooms restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-94263) (Z.-1-98618)
- g) [Art galleries;](#)
- h) [Assembly halls;](#)
- i) [Bake shops;](#)
- j) [Churches;](#)
- k) [Clinics;](#)
- l) [Commercial parking structures;](#)
- m) [Commercial recreation establishments;](#)
- n) [Convenience stores;](#)
- o) [Day care centres;](#)
- p) [Dry cleaning and laundry depots;](#)
- q) [Duplicating shops;](#)



- r) [Dwelling units](#) restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- s) [Emergency care establishments](#);
- t) [Film processing depots](#);
- u) [Financial institutions](#);
- v) [Funeral homes](#);
- w) [Group homes type 2](#);
- x) [Hotels](#);
- y) [Institutions](#);
- z) [Laboratories](#);
- aa) [Laundromats](#);
- bb) [Libraries](#);
- cc) [Medical/dental offices](#);
- dd) [Museums](#);
- ee) [Offices](#), with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)
- ff) [Patient testing centre laboratories](#);
- gg) [Personal service establishments](#);
- hh) [Printing establishments](#);
- ii) [Private clubs](#);
- jj) [Repair and rental establishments](#);
- kk) [Restaurants](#);
- ll) [Restaurants, outdoor patio](#);
- mm) [Schools](#);
- nn) [Senior citizen apartment buildings](#) with units restricted to the rear portion of the ground floor or on the second floor or above with any or all the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- oo) [Service and repair establishments](#);
- pp) [Service trades](#);
- qq) [Studios](#);
- rr) [Taverns](#);
- ss) [Theatres and cinemas](#);
- tt) [Video rental establishments](#);
- uu) [Lodging house class 2](#); (Z.-1-93172)
- vv) [Place of Entertainment](#).
(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- ww) [Accessory dwelling units](#) restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-98618)
- xx) [Brewing on Premises Establishment](#);(Z.-1-021027)





Location, Location, Location!

- Strategic positioning within the John Labatt Centre block offers an abundance of both pedestrian and vehicle traffic
 - Excellent visibility with rare dual storefronts facing directly across from Kingsmill's department store at the front and Covent Garden Market at the rear
 - Adjacent to Hotel Metro - London's premiere boutique hotel
 - Steps away from the newly developed luxury apartment building The Renaissance
 - Located within walking distance to some of the city's best restaurants
 - Minutes from the London Convention Centre and the Hilton hotel
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Links to London



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