

531 Colborne Street



For Sale

Sale Price: \$229,500

Taxes: \$5090 (2009)

Property Size:

30.51 x 36.02

Zoning: CC

Total Area: 1375 sf

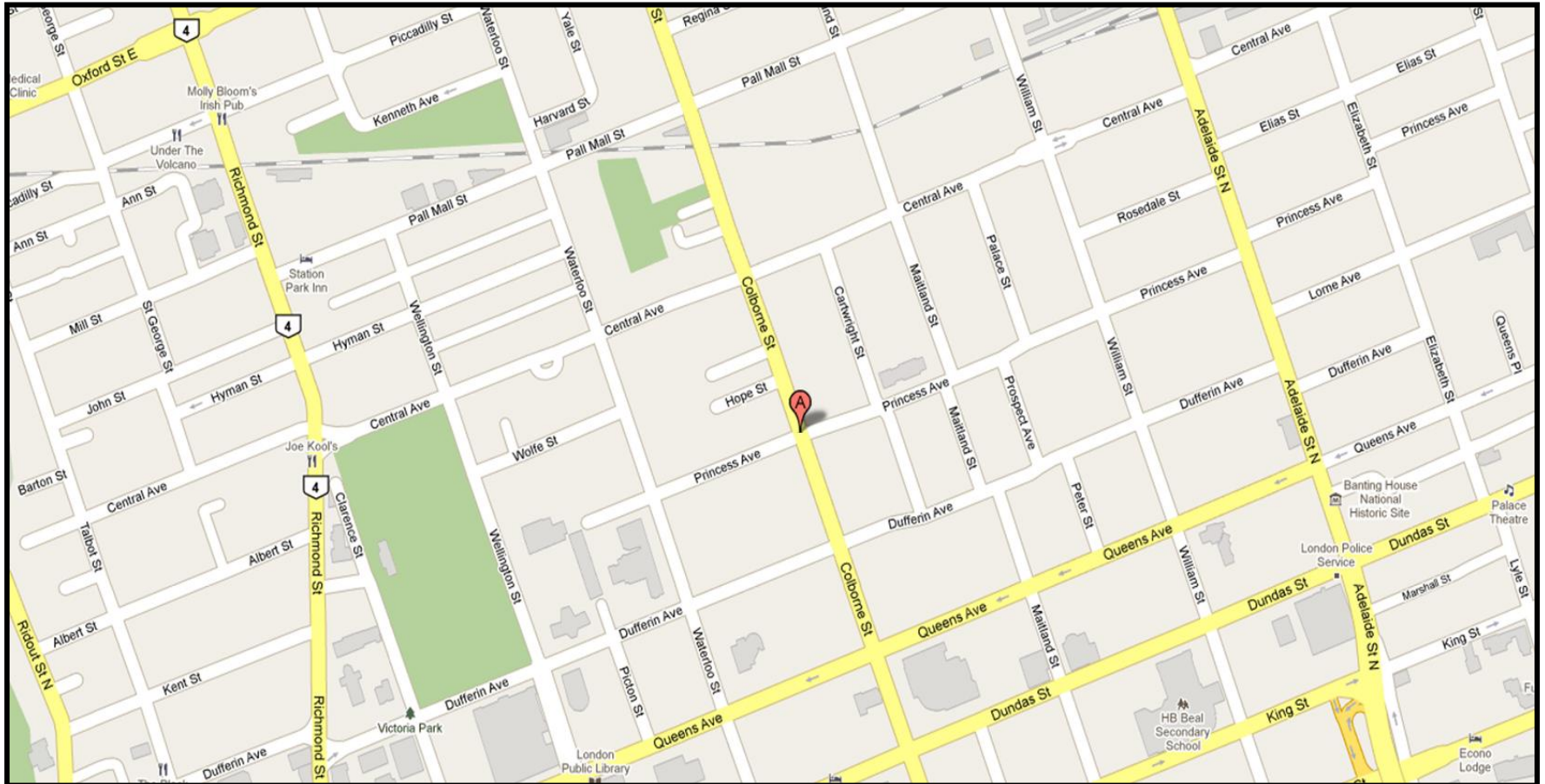
Retail: 800 sf

Office: 575 sf

Former Pete`s Variety located in the Woodfield district on the west side of Colborne St. just north of Princess Ave. This was a very successful store which is currently closed and awaiting new tenancy. The building more or less sits on its` lot lines so parking is via a boulevard agreement with the City of London believed to be roughly \$1,100.00 per year. The second floor is vacant and has the potential to be a modest studio apartment. This would be an ideal opportunity for an owner user.



11,000 vehicles per day travel on Colborne St. between Central Ave. and Princess Ave.





SECTION 29

CONVENIENCE COMMERCIAL (CC) ZONE

29.1 GENERAL PURPOSE OF THE CC ZONE

This Zone provides for and regulates a limited range of commercial uses which services the day-to-day convenience needs of the immediate neighbourhood. Uses permitted in the CC Zone are differentiated through the use of zone variations on the basis of their function, intensity and potential impacts.

The main CC Zone variation permits a restricted range of low impact uses which are considered to be appropriate for all Convenience Commercial Zone variations. An expanded range of uses is permitted in the other zone variations. Application of zone variations will be dependent on compatibility with the surrounding area and shall not detract from neighbouring residential uses.

29.2 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 CC Zone variation for any use other than the following uses:

1) CC

The following are permitted uses in the CC Zone variation:

- a) [Convenience service establishments](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- b) [Convenience stores](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- c) [Financial institutions](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- d) [Personal service establishments](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).



Peter Mullins, *Broker of Record*

peter@mullinsrealty.ca

Sandra Murray, *Sales Representative*

sandra@mullinsrealty.ca

Mullins Realty Corp, Brokerage

3-320 Ferndale Avenue, London ON N6E 5P7

Tel: (519) 642-0200 • **toll-free:** (888) 878-0004

Fax: (519)642-0400 • **www.mullinsrealty.ca**

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