

# BRADLEY BUSINESS PARK

Colliers  
INTERNATIONAL

13

BEST BID DATE

June 13, 2018  
5:00 PM EST

1074, 1092 & 1100 DEARNESS DRIVE, LONDON, ONTARIO  
FOR SALE // INVESTMENT OPPORTUNITY

VIEW ONLINE 

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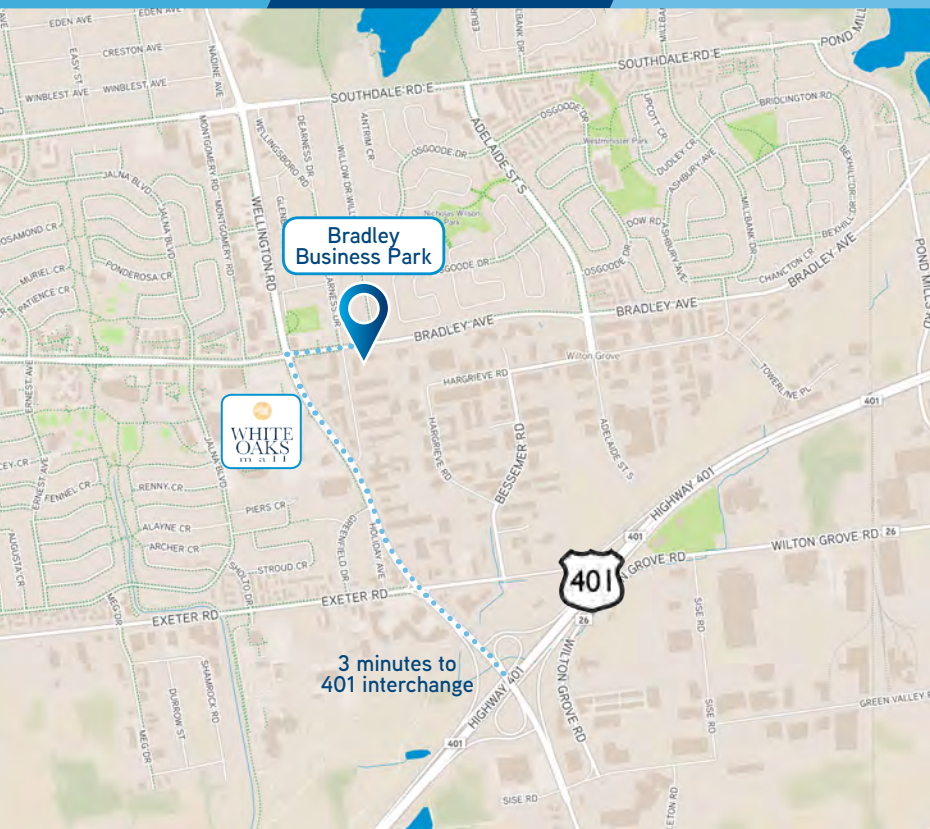
# 1074, 1092 & 1100 DEARNESS DRIVE, LONDON, ON BRADLEY BUSINESS PARK

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## INVESTMENT HIGHLIGHTS

- Three well located and flexible multi-tenant buildings in South London just off Wellington Road, 1.5 kms north of Highway 401
- One block from White Oaks Mall and all of the amenities on Wellington Road, including Best Buy, LCBO, MEC, Farm Boy, Canadian Tire, and McDonalds
- This investment opportunity offers a significant yield premium compared to assets in closer proximity to the GTA
- Weighted average tenure of 18 years with national tenants including: LCBO, Shoppers Drug Mart, Sherwin Williams, and Ford
- 38,000 SF of leasing activity in the past year, showing continued commitment to the property
- Potential to increase value through adding density; the current lot coverage is only 22 per cent
- Institutionally owned and managed for over three decades
- Many recent significant capital expenditures

## BUILDING SPECIFICATIONS

<b>Civic Address</b>	1074, 1092 & 1100 Dearness Drive, London
<b>Site Area</b>	±8.572 Acres
<b>Lot Dimensions</b>	576.31' x 662.28'
<b>Total Building Area</b>	±82,500 SF
<b>Occupied Area</b>	±76,051 SF; 7.8% Vacant
<b>Location</b>	Situated at the corner of Dearness Drive and Bradley Avenue
<b>Current Use</b>	Convenience office & retail
<b>Zoning</b>	Z-1; Associated Shopping Area Commercial (ASA) Zones: ASA1, ASA2(1), ASA3, ASA4
<b>Official Plan</b>	Light Industrial
<b>Net Operating Income</b>	\$903,310
<b>Capitalization Rate</b>	6.75%

FOR SALE // INVESTMENT OPPORTUNITY



LIST PRICE

\$13,380,000



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1.5 KM TO 401

WELLINGTON ROAD

DEARNESS DRIVE

BRADLEY AVENUE

Bradley Business Park

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BRADLEY BUSINESS PARK**

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