



**124
BARKER STREET
LONDON**

Carling Heights Medical Centre

124 Barker Street is located in the neighbourhood of Carling Heights in northeast London. The building features double street exposure onto Grosvenor St and Barker St. Carling Heights is an established dense, industrial neighbourhood characterized by a close-knit community. The building is situated in a residential centre surrounded by single-detached, semi-detached, row-housing, and large apartment buildings, providing ample local clientele to the centre for their healthcare services. This is an excellent opportunity for an owner-occupier or investor.

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AREA DEMOGRAPHICS



Total Population
33,141



Average Household Income (Community)
\$68,132



Employment Rate (November 2018)
68%



Education Attainment
Highschool Diploma: 30%
College Diploma: 23%
University: 20%

BUILDING SPECIFICATIONS

Civic Address	124 Barker Street, London
Building Area	7,295 SF rentable area
Location	The building features double street exposure onto Grosvenor St and Barker St.
Zoning	RO1 - Restricted Office
Permitted Uses	Medical/dental offices, offices
Year Built	1976 (renovated and well maintained)
Occupancy	Tenants include Doctors, Paramed, Lifelabs, Meridian Physiotherapy and Carling Pharmacy
Net Operating Income	\$136,176

ASKING PRICE
\$2,650,000

124 BARKER STREET LONDON

INVESTMENT HIGHLIGHTS

- 7,295 SF
- Well-maintained Medical Office Building
- Zoning: RO1 Restricted Office
- Permitted uses: medical/dental offices, offices
- Vacancy of approximately 2,900 SF available
- Tenants include Doctors, Paramed, Lifelabs, Meridian Physiotherapy and Carling Heights Pharmacy
- Well located in mature residential neighbourhood
- Double street exposure on Grosvenor Street and Barker Street





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PRINCIPAL CONFIDENTIALITY AGREEMENT
("Confidentiality Agreement")
124 Barker Street
London, Ontario, Canada

Please return an executed copy to:
lisa.handa@colliers.com

The undersigned has been advised that Colliers International London Ontario ("Colliers") has been retained by the owner ("Owner") of 124 Barker Street, London, Ontario (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the property.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Property. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

I expressly consent to receiving further electronic communication from Colliers.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers International.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2019

Signature: _____ Phone: _____

Name: _____ Company: _____

Email: _____ Title: _____

Address: _____