



Asking Price:

\$1,375,000

For Sale | 117 Wortley Road,
London ON



Close to
parks



Parking
on site

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Broker
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Confidentiality Agreement

Key Features

- 6 suite building
- On site coin operated laundry
- Two and a half storey building
- 7 electrical meters
- Surface parking for 8 cars
- Landscaped grounds
- Well maintained building
- Walkable to Wortley Village
- Located in a Heritage Conservation District

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

PRINCIPAL CONFIDENTIALITY AGREEMENT
 (“Confidentiality Agreement”)
 117 Wortley Road London, Ontario, Canada

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage (“Colliers”) has been retained by the owner (“Owner”) of 117 Wortley Road., 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.

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

DATED, ACCEPTED, AND AGREED TO _____, 2024

Signature: _____

Phone: _____

Email: _____

Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers International.