

FOR SALE



Mid-rise Apartment Development Opportunity

1515 TROSSACKS AVE
LONDON, ONTARIO

WHITNEY
Commercial Real Estate Services

Mid-rise Apartment Development Opportunity

Opportunity to develop 100 purpose-built apartments in a growing area of London. The property is in close proximity to an Elementary and Secondary school.

The Seller has engaged with the City for a zoning amendment for the approval of the increased density. Information available in the data room:

- Concept plan
- Submission cover letter
- Survey
- Site plan pre-application comments
- Planning justification report
- Phase 1 Environmental

TOTAL LAND AREA | 0.923 Acres

ASKING PRICE | \$3,190,000

TOTAL TAXES | \$16,009.25 (2023)

ZONING | R9-3, H-21

PROPOSED NUMBER OF STOREYS | 6

PROPOSED NUMBER OF UNITS | 100



Zoning amendment submitted



Phase 1 ESA report available (2020)

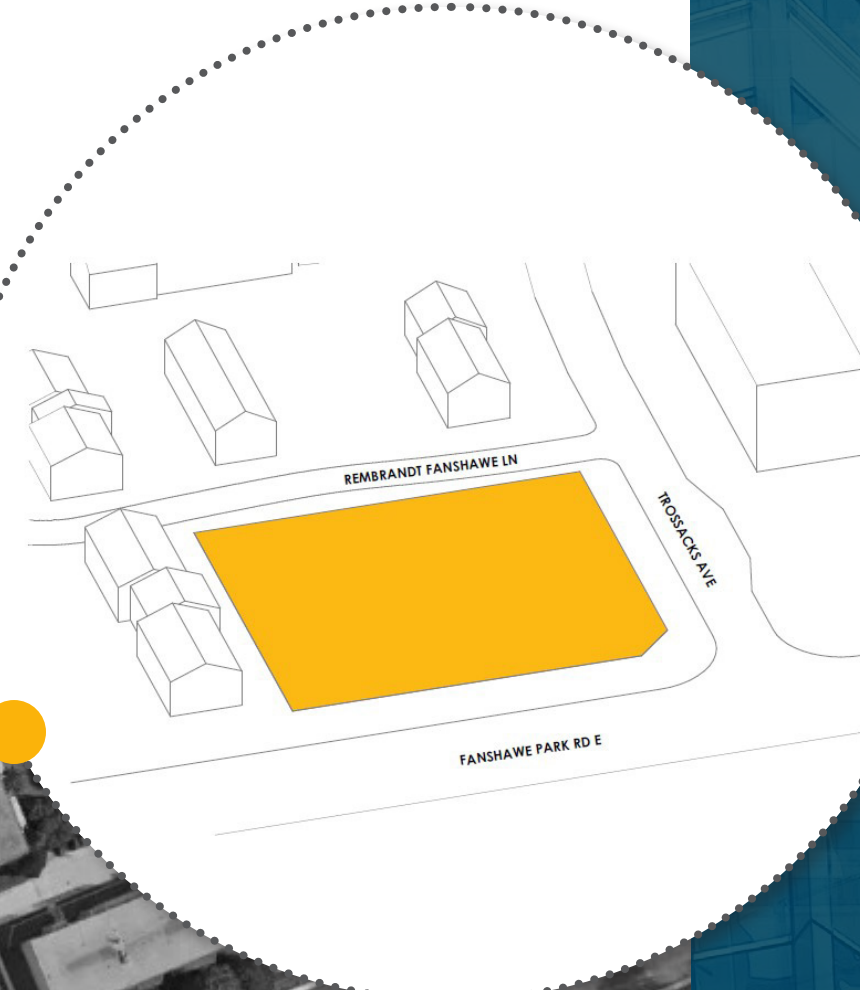
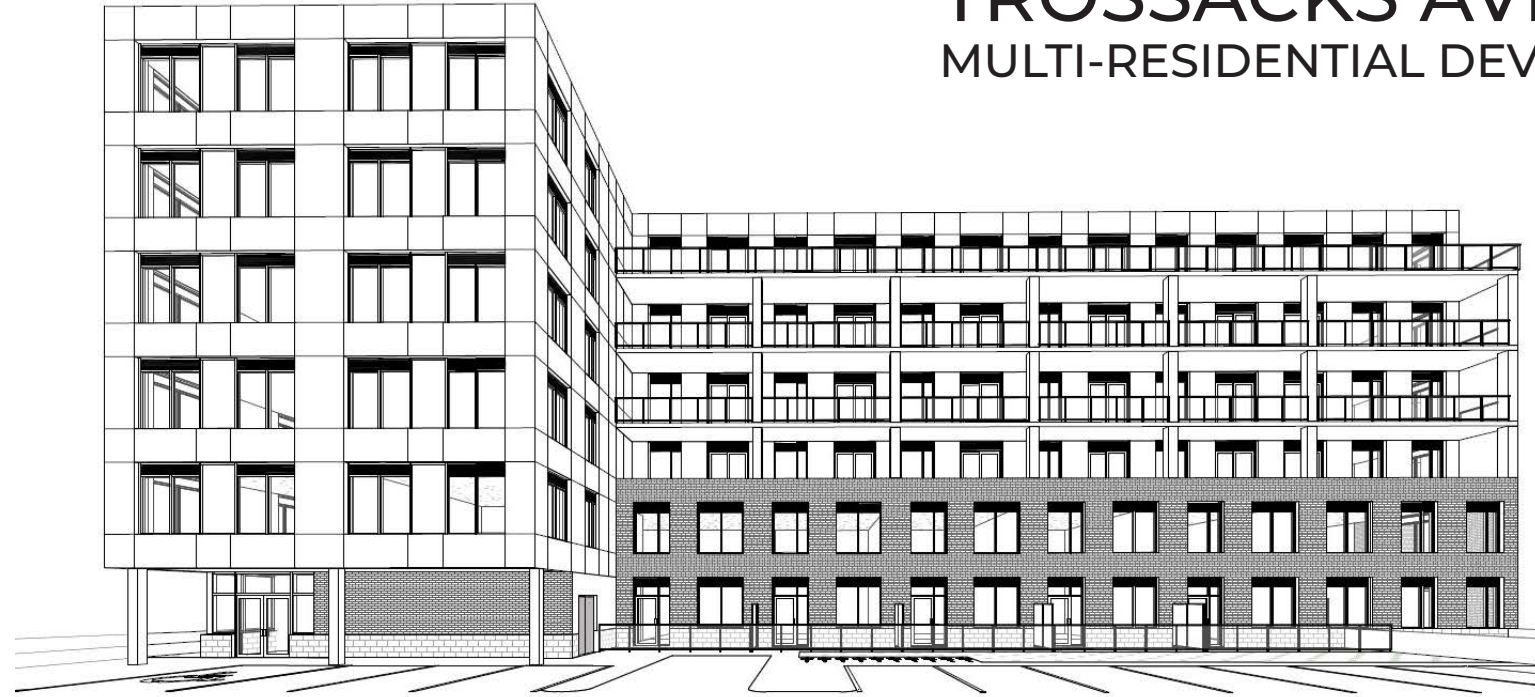


High exposure corner lot

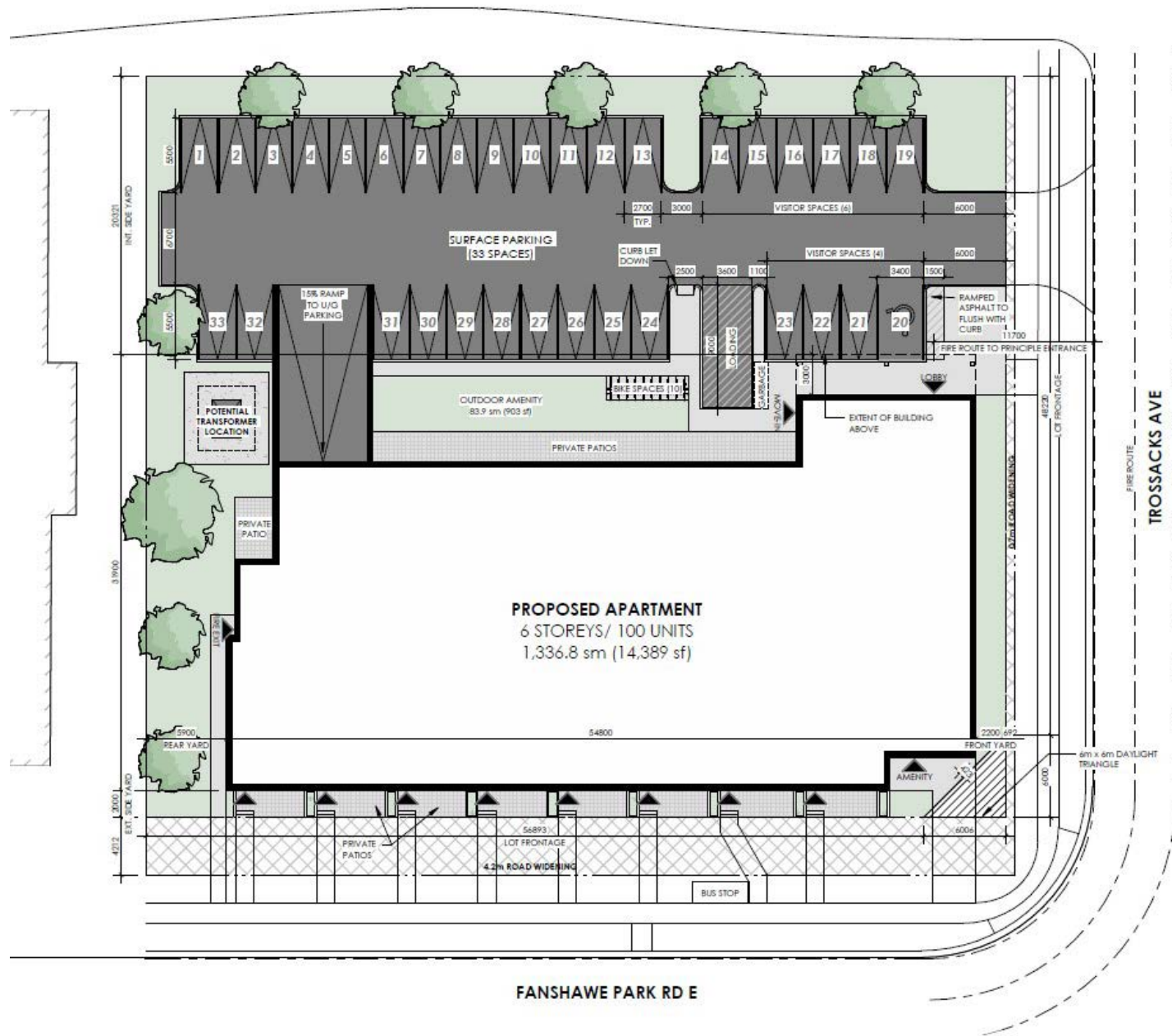


1 KM from Elementary & Secondary schools

TROSSACKS AVE MULTI-RESIDENTIAL DEVELOPMENT

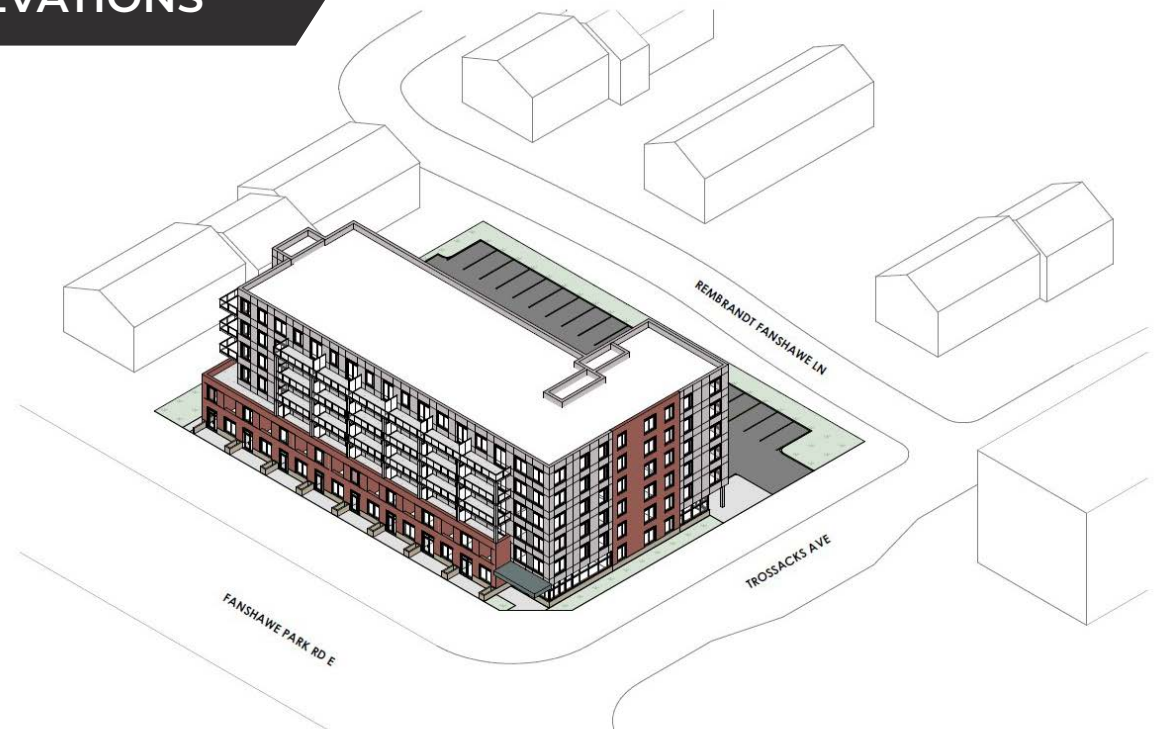


SITE PLAN



SITE AREA	0.923 Acres
BUILDING HEIGHT (PROPOSED)	6 storeys, 19.20 M
NUMBER OF UNITS (PROPOSED)	100
PARKING SPACES	60 Spaces

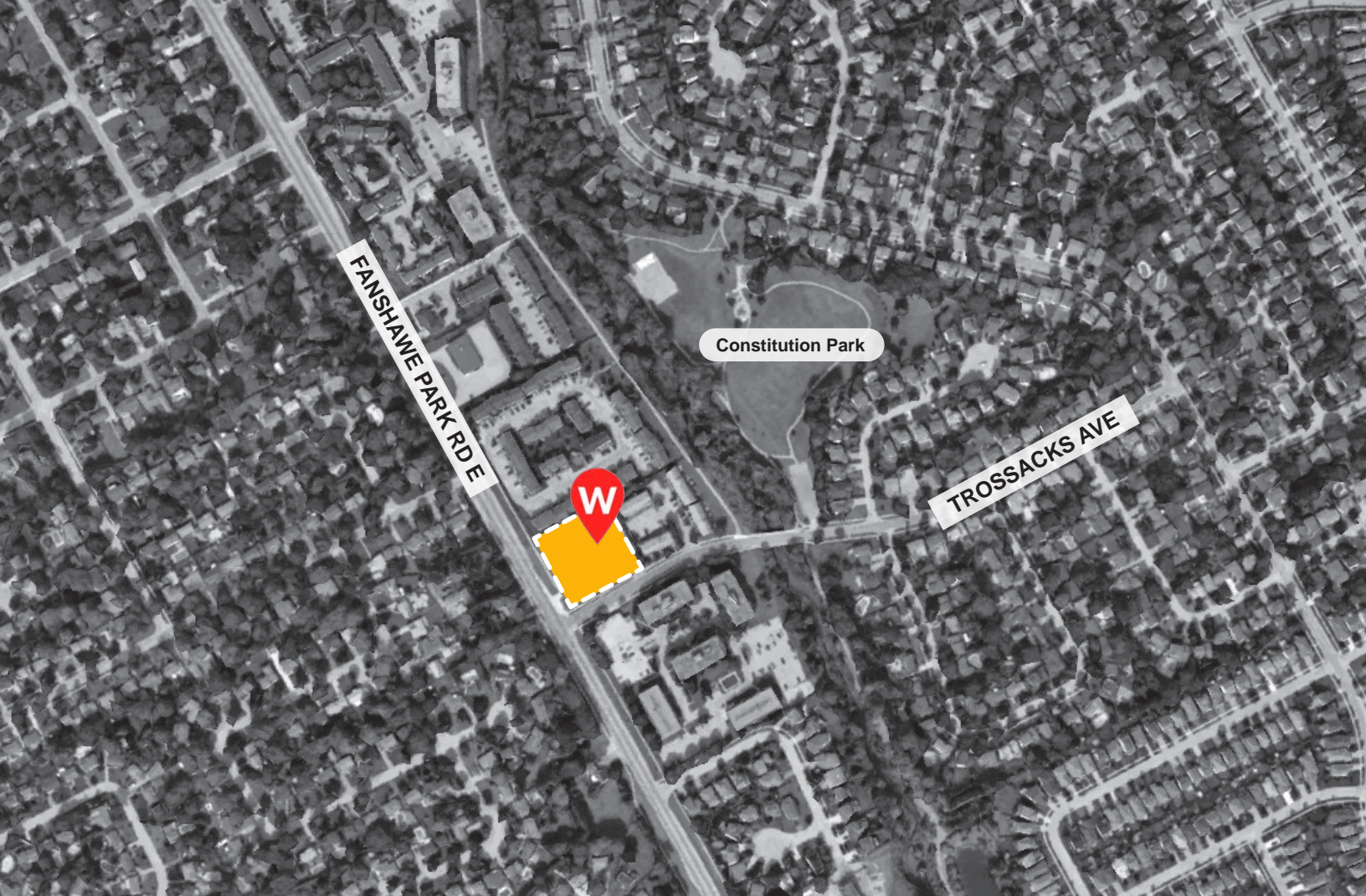
ELEVATIONS



Fanshawe Park Rd Elevation



Trossacks Ave Elevation



Contact Listing Agents for more information.



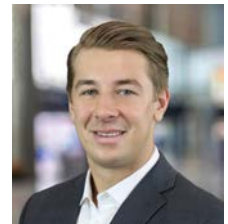
Richie Evanoff
Sales Representative
226.752.7197
richie.evanoff@whitneyre.com



Michael Lambert, SIOR
Sales Representative, President
2X Olympian, 519.590.0286
michael.lambert@whitneyre.com



Joe Anstett
Sales Representative
519.721.1659
joe.anstett@whitneyre.com



Matthew Hayward
Sales Representative
519.270.4691
matthew.hayward@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2
Waterloo, Ontario N2L 6B5
1.519.746.6300 | www.whitneyre.com

www.whitneyre.com