



COLDWELL BANKER
STAR REAL ESTATE,
BROKERAGE

566 Talbot Street
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**WELCOME TO 2083 WHARNCLIFFE ROAD SOUTH
LONDON ONTARIO N6P 1K9**

**THE SOUTHWEST WELLNESS CENTRE
\$2,500,000**



Built in 2009, this uniquely designed Dental Building has over 3200 sq ft on the main floor and 2200 sq ft on the lower level. Situated on a 0.635 acre lot with 142' of arterial road frontage in the quaint village of Lambeth, The SouthWest Wellness Centre has easy access to all major highways and is only minutes to Downtown London.

For more information please contact:
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FEATURES:

Building and land only for sale

Open concept interior design with 2 tenants sharing the main reception area

Spacious design with 13' ceiling height

Large bright windows offering lots of natural light throughout

Air conditioning on both levels with HRV fresh air exchange system

In floor hot water heating plus utilities for 8 Operatories

Main floor Accessible washroom + 2 employee washrooms on lower level

Ceramic flooring throughout

Low hypo allergenic design

Potential to expand or locate a complimentary business in the basement

24 on site parking spaces located at the rear offering great curb appeal

Municipal water, natural gas, telephone and high speed internet services

Self contained septic system allows for expansion opportunities

Located on the LTC bus route for easy client access

Zoned H17 AC1(3) Arterial Commercial for Clinic, Medical, Dental & Wellness Centre

Tenancy:

Dentalcorp occupies approximately 1250 sq ft and shares 1/2 of the 1100 sq ft reception area and has use of the lower level conference / kitchenette / washrooms.

TMJ & Sleep Centre of London occupies approximately 850 sq ft and shares 1/2 of the 1100 sq ft reception area and has use of the lower level conference / kitchenette / washrooms.

Gross Income - \$140,905.80

Expenses:

Taxes - \$34,529.26 for 2023

Insurance - \$5,571.00

Maintenance - \$20,049

Hydro - 10,101.19

Heat - \$2,286.11

Tenant 1 Gross Lease - \$72,484.56 to July 22, 2025 with 4 Five year renewal options

Tenant 2 Gross Lease - \$68,421.24 to March 1, 2029 with 4 Five year renewal options

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