SCENIC TOWER

JLL

470 SCENIC DRIVE | 115 SUITES | LONDON, ONTARIO





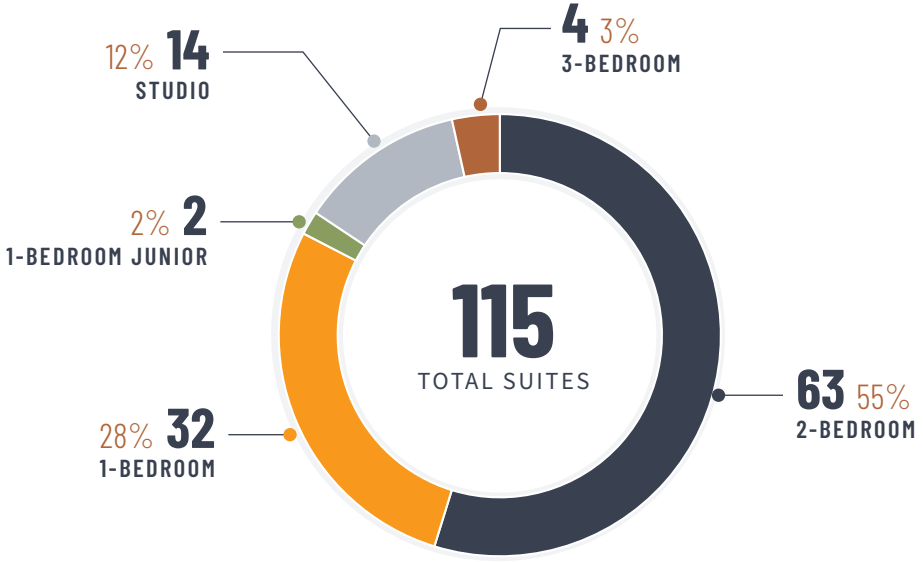
115 Suites

In London, Ontario

THE OPPORTUNITY

Scenic Tower offers investors a well-maintained, 115-suite purpose-built apartment building situated on a picturesque 3.24-acre site in London, Ontario. The Property features an attractive mix of suites, with 58% comprising two or more bedrooms, complemented by amenities including an outdoor pool, renovated lobby, and underground parking. Approximately 40% of suites have already been upgraded with condo-quality finishes. The building is conveniently located just minutes from downtown London.

SUITE MIX



SUITE TYPE	# OF SUITES	SIZE (SF)
Studio	14	511
1-Bedroom Junior	2	511
1-Bedroom	32	598
2-Bedroom	63	919
3-Bedroom	4	1,076
TOTAL AVERAGE	115	779

55% 2-Bedroom Suites

with an average size of 919 SF

ASSET OVERVIEW

MUNICIPAL ADDRESS

470 Scenic Drive
London, Ontario

YEAR BUILT

1970

BUILDING TYPE

8-Storey Purpose-Built
Apartment Building

LOT SIZE

3.24 Acres /
141,233 Sq. Ft.

FRONTAGE

340 Feet along the West
Side of Scenic Drive

LAUNDRY

6 Washers
6 Dryers

PARKING

49 Underground Stalls
99 Surface Stalls

RENTAL UPSIDE

$317 (23%)
Potential Internal Upside



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