



# 245 DAWN DRIVE

LONDON, ON

**ANA BASTAS**

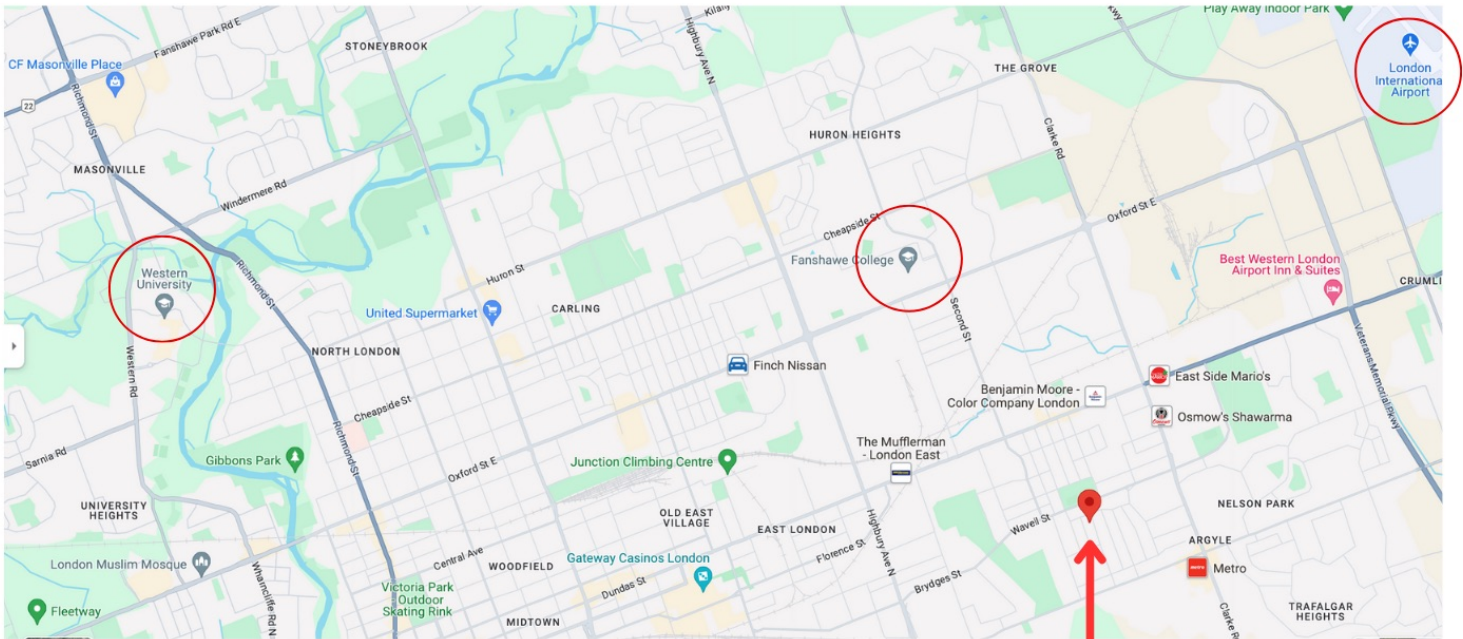
*SALESPERSON, TEAM LEAD*

**BJANKA LUKA**

*SALESPERSON*



# LOCATION OVERVIEW



**LISTED AT: \$779,000**



The property is located in East London nestled in a family-friendly neighbourhood. Conveniently located near transit, just a 3-minute walk to the nearest bus stop, and a short 7-minute drive from Fanshawe College, with Western University just a 15-minute drive away.



# MARKET RENTS

## UPPER UNIT - 3 BEDROOMS

| MARKET RENTS        |         |
|---------------------|---------|
| 3 BEDS, 2 BATHS     |         |
| PRICE               |         |
| 1320 Savannah Dr #5 | \$2,550 |
| 151 Dearborn Ave    | \$2,600 |
| 1878 Culver Drive   | \$2,625 |

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## LOWER UNIT - 2 BEDROOMS

| MARKET RENTS            |         |
|-------------------------|---------|
| 2 BEDS, 1 BATH          |         |
| PRICE                   |         |
| 1459 Trafalgar St #114  | \$1,795 |
| 3861 Auckland Ave #Bsmr | \$1,800 |
| 35 Miles St #2          | \$1,850 |

\*all statistics are from TREBB database



# POTENTIAL RENTAL INCOME

| Scenario #1 |               |                |  |                        |             |
|-------------|---------------|----------------|--|------------------------|-------------|
|             | Monthly Price | Yearly Revenue |  |                        |             |
| Upper Level | \$2,750.00    | \$33,000.00    |  | Total Yearly Rent Roll | \$56,400.00 |
| Lower Level | \$1,950.00    | \$23,400.00    |  |                        |             |
| Scenario #2 |               |                |  |                        |             |
|             | Monthly Price | Yearly Revenue |  |                        |             |
| Upper Level | \$2,675.00    | \$32,100.00    |  | Total Yearly Rent Roll | \$54,300.00 |
| Lower Level | \$1,850.00    | \$22,200.00    |  |                        |             |
| Scenario #3 |               |                |  |                        |             |
|             | Monthly Price | Yearly Revenue |  |                        |             |
| Upper Level | \$2,600.00    | \$31,200.00    |  | Total Yearly Rent Roll | \$52,200.00 |
| Lower Level | \$1,750.00    | \$21,000.00    |  |                        |             |

## ASSET OVERVIEW

**Address:** 245 Dawn Drive, London ON

**Main Intersection:** Wavell St & Clarke Rd

**Legal Description:** LOT 192, PLAN 779, SUBJECT TO 68511LY LONDON

**Frontage:** 55 x 115

**Type:** Detached

**Style:** Bungalow

**Storeys:** 2

**Parking:** 4 driveway spots, 1 garage parking

**Laundry:** Separate washer and dryer





## PHOTO GALLERY:

[https://www.anabastas.ca/listing-detail/1143532168/245\\_Dawn\\_Dr-London-ON?isPopup=0](https://www.anabastas.ca/listing-detail/1143532168/245_Dawn_Dr-London-ON?isPopup=0)

**FOR QUESTIONS / MORE INFORMATION, PLEASE CONTACT**

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BROKERAGE

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Macedonian, Serbian, Hindi, Urdu