

REAL ESTATE AUCTION

710 Adelaide St N, London, ON

Online Auction opening March 16th

Closing March 26th, 7:00 pm



Licensed to LSTAR



*When you want your
Real Estate sold yesterday!*

151 York Street, London, ON N6A 1A9
519-672-6604 or 877-672-6604

www.NorthAmericanAuctioneers.com

BIDDERS INFORMATION PACKAGE
for
710 Adelaide St N, London, ON

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INTRODUCTION

DON'T MISS THIS OPPORTUNITY!

Excellent location at Adelaide & Oxford close to downtown, Fanshawe & Western University.

Online Auction to open 10 am March 16 and closing 7 pm March 26, 2026.

Property was recently renovated but now requires windows and doors and other work. Previous renovations included new kitchens, bathrooms, and windows Large deep lot with parking in the back for 4-5 cars.

Excellent cash flow property or great starter home with mortgage helper.

The front 1+1 bedroom unit was previously rented for \$1750/month (furnished rental) and the back main-floor 1 bedroom 1.5 bath unit was rented for \$1395/month (furnished).

Current Legal use converted by permit is residential duplex, but lots of potential in the zoning.

Buying Through Auction

Buy with confidence and without the fear of offering too much. Unlike buying a home through multiple offers not knowing what to offer, through an auction you can submit your offer and watch the bids for the house increasing as much or as little as you wish. Should you have a realtor no worries, they are able to assist you with the purchase and will be paid on closing.

Finally, you have a completely transparent way of purchasing a home while still having all the benefits of the sale being handled by an Ontario Real Estate brokerage!

Lot & Area Photographs





710 Adelaide St N, London, ON

Main Floor Total Exterior Area 813.45 sq ft
Total Interior Area 710.78 sq ft

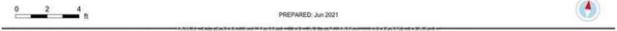
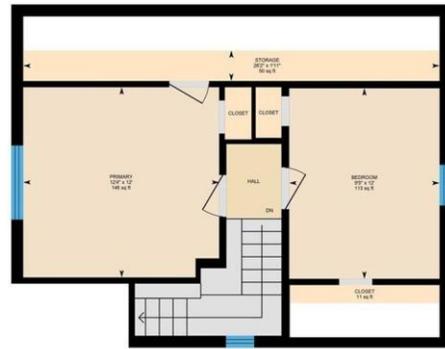


White regions are excluded from total floor area in iGUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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710 Adelaide St N, London, ON

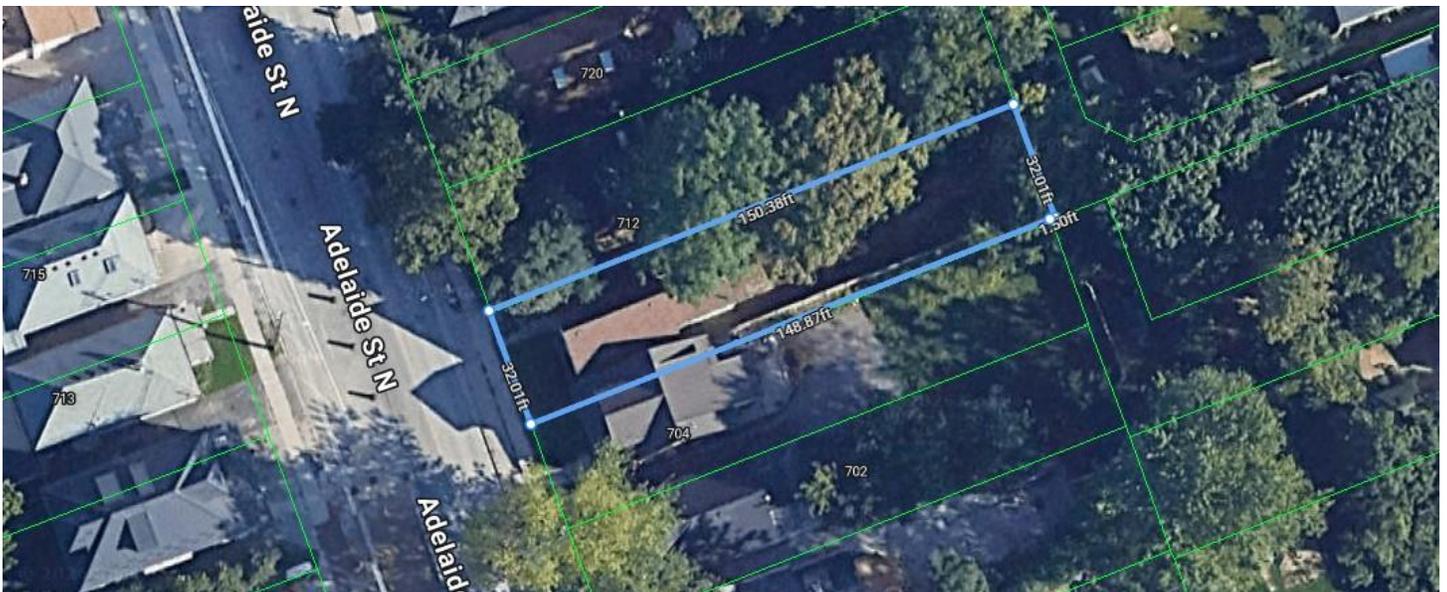
2nd Floor Total Exterior Area 496.98 sq ft
Total Interior Area 425.16 sq ft



White regions are excluded from total floor area in iGUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Map view of property



Property Client Full

710 Adelaide Street N, London, Ontario N5Y 2L5

Listing

710 Adelaide St N London

Active / Residential Freehold / Duplex

MLS® #: X12867944

List Price: **\$199,000**

New Listing



Middlesex/London East/East G

Tax Amt/Yr: **\$3,940.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **2**
 Legal Desc: **PART LOT 1 PLAN 422(3RD) AS IN 699181 LONDON**

Style: **1 1/2 Storey** Rooms Rooms+: **4+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **1100-1500**
 Storeys: **1.5** SF Source: **Estimated**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **32.00** Fronting On: **E**
 Lot Depth: **150.00**
 Lot Size Code: **Feet**
 Zoning: **H-AC4**
 Dir/Cross St: **Adelaide between Piccadilly St & McMahon St**

PIN #: **082790055** ARN #: **393603015008400** Contact After Exp: **No**
 Holdover: **60**
 Possession: Possession Date: **2026-04-27**

Kitch Kitch + 2 (2+0)	Exterior: Alum Siding	Utilities: Gas, Hydro, Sewers, Cable, Telephone Municipal
Fam Rm: No	Garage: No	Water: Municipal
Basement: Yes/Unfinished	Gar/Gar Spcs: None/0.0	Water Supply Type: Waterfront
Fireplace/Stv: No	Drive Pk Spcs: 2.00	Water Meter: Waterfront
Interior Feat: Carpet Free	Tot Pk Spcs: 2.00	Waterfront Feat: Waterfront
Parking Feat: Private	Pool: None	Waterfront Struc: Waterfront
Heat: Forced Air	Room Size: None	Well Capacity: Waterfront
Heat Source: Gas	Rural Services: None	Well Depth: Waterfront
A/C: /None	Security Feat: None	Sewers: Municipal
Central Vac: No		Special Desig: Unknown
Retirement: No		Farm Features: Waterfront
Property Feat: Public Transit		Winterized: Fully
Roof: Asphalt Shingle		
Foundation: Block		
Soil Type: Block		
Waterfront Y/N: No	Waterfront: None	Island YN: None
Water Struct: None	Easements/Restr: None	
Under Contract: No	Dev Charges Paid: None	HST App To SP: Not Subject to HST
View: None	Lot Shape: Rectangular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Property is being auctioned by North American Auctioneers through an on line bidding process at www.northamericanauctioneers.com. For auction info please also refer to North American Auctioneers website. Property was recently renovated but now requires windows and doors and other work. Previous renovations included new kitchens, bathrooms, new floors. Large deep lot with parking in the back for 4-5 cars. Great start home with mortgage helper or duplex investment. The front 1+1 bedroom unit was previously rented for \$1750/month (furnished rental) and the back main-floor 1 bedroom 1.5 bath unit was rented for \$1395/month (furnished). Excellent location at Adelaide & Oxford close to downtown, Fanshawe & Western University. Current Legal use converted by permit is residential duplex, but lots of potential in the zoning. Property is under power of sale and will be sold in as is where is condition. Please contact listing brokerage for appointment view.**

Inclusions: **2 fridge, 2 stove in as in condition**

Listing Contracted With: **ANCHOR REALTY 519-672-6604**

Rooms

MLS® #: X12867944

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.29 M X 3.25 M	14.07 Ft x 10.66 Ft		
Kitchen	Main	5.05 M X 3.3 M	16.56 Ft x 10.82 Ft		
Living Room	Main	4.62 M X 3.15 M	15.15 Ft x 10.33 Ft		
Primary Bedroom	Main	2.95 M X 2.92 M	9.67 Ft x 9.58 Ft		
Primary Bedroom	Second	3.76 M X 3.66 M	12.33 Ft x 12.00 Ft		
Bedroom	Second	3.6 M X 2.8 M	11.81 Ft x 9.18 Ft		
Bathroom	Main			3	
Bathroom	Main			3	
Bathroom	Main			2	

BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an online auction opening 10am March 16 2026 and closing 7pm, March 26th 2026.
2. Please contact our office at 1-877-672-6604 or auktion@execulink.com to arrange a time to view if you cannot attend open houses.
3. All showings will be by appointment only and on either March 14 or March 19.
4. To register for the auction please go to <https://northamericanauctioneers.com/my-account/>
5. This will be a soft close on line auction meaning, if a bid is received less than 2 minutes prior to auction close the auction will be extended by three minutes for each bid to allow other bidders the opportunity to bid. This will continue until no other bids are received for the maximum of three minutes when the auction will then close for bidding.
6. Your financing approval must be in place prior to the auction.
7. Property and any appliances are being sold in as is where is condition with no warranties.
8. **A bid to buy a property by Auction is an offer to purchase at the bid price. Should you be the highest bidder at auction close, the Agreement of Purchase and Sale will be sent to you Via Electronic Signature shortly after the auction close for your signatures. You must sign and complete this Agreement of Purchase and Sale upon receipt. This agreement will then be submitted to the Sellers. Should you not complete the Agreement of Purchase and Sale, and decide against buying the property at your bid price, you will lose any and all deposits paid and be liable for any costs or losses incurred by the sellers.**
9. Should the property not be pronounced SOLD at the auction, the Sellers may accept or counter any written offer from the highest bidder.
10. All liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
11. Closing of the sale will be no later than April 27, 2026.
12. The Auctioneer/Brokerage have not verified any measurements or values supplied by the Seller.
13. Should you wish to view the property for yourself, or have an inspector view the property please call our offices for an appointment.
14. Each bidder has an opportunity to visit the site and must satisfy themselves by personal examination as to the condition of the property. No claim whatsoever shall be allowed at any time after submission of the offer.
15. The total deposit required for this property will be \$10,000. Once you are declared the winning bidder, your credit card will be charged an immediate \$500 on line deposit with the remaining \$9,500 deposit required within 24 hours of acceptance of offer by seller. Remaining deposit of \$9,500 can be made by certified cheque or bank direct deposit, if you will be depositing by direct deposit instructions will be sent to you via email. Full deposit of \$10,000 will be held in a non-interest bearing real estate trust account of Anchor Realty and applied to the final sale amount on closing.
16. The Buyer acknowledges that the Seller and Auctioneer make no representation and/or warranties with respect to the state of repair of the premises, inclusions of chattels or fixtures, or ownership of fixtures or appliances, and the buyer agrees to accept the property "as is".
17. Street Address: 710 Adelaide St. N., London, ON, N5Y 2L5
18. Legal Description: PART LOT 1 PLAN 422(3RD) AS IN 699181 LONDON