# REAL ESTATE AUCTION

## 1785 Oxford St E, London, ON

## Closing December 15th, 2026 6:00 pm




NORTH AMERICAN AUCTIONEERS
Certified Real Estate Auctioneers™
Div. of ANCHOR REAL ESTATE INVESTMENTS CORP.
A Real Estate Brokerage

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# BIDDERS INFORMATION PACKAGE
for
# 1785 Oxford St E., London, ON

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# INTRODUCTION

## DON'T MISS THIS OPPORTUNITY!

Excellent opportunity to purchase a commercial residential property in London close to Veterans Memorial and access to 401. Property has a house with 3 rental units, fully fenced compound with two large 1000 $ft^2$ workshops. 4 electrical meters at property, 2 for residential units and 1 for front shop and 1 for back shop. Property being sold in as is where is condition, seller to remove vehicles and trailers.

Open houses December 5th and 12th 2-4pm.

Gated Compound

4 Separate Meters

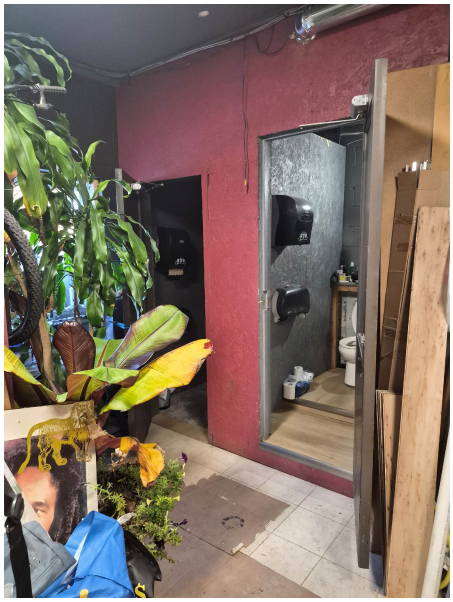
2 Large Shops

## Buying Through Auction

Buy with confidence and without the fear of offering too much. Our on-line auctions allow you to choose a maximum bid, where after you place your maximum (not seen by anyone but you) each other bidder will be out bid until your maximum is reached, at which time you will be notified you are out bid and have the choice whether to up your maximum bid, or drop out of the auction. You may also watch as each person bids, and bid manually each time you wish. Either way unlike buying Real Estate through multiple offers not knowing what to offer, with buying through an auction you see each bid and can bid accordingly for the property increasing as much or as little as you wish. All of the documentation is also available weeks before the auction close so you can review the documents or have them reviewed by a lawyer or realtor prior to placing a bid. All of our sales are supported by an Ontario Real Estate brokerage giving you the added insurance that the sale will be handled as with most any sale in Ontario, by a Real Estate professional.

# Lot & Area Photographs











**Map view of property**



**Property Client Full**

# 1785 Oxford Street E, London, Ontario N5V 2Z6

Listing

**1785 Oxford St E London**
**Active / Residential Freehold / Duplex**

**MLS®#: X14152434**
List Price: **$699,000**
**New Listing**




**Middlesex/London East/East H**

| | | | |
|---|---|---|---|
| Tax Amt/Yr: | **$6,565.00/2026** | Transaction: | **Sale** |
| SPIS: | **No** | DOM | **5** |
| Legal Desc: | **PART LOT 5 CONCESSION 1 AS IN 310336 AND PART LOT 5 CONCESSION 1; DESIGNATED PART 5 33R3780 LONDON/LONDON TOWNSHIP** | | |

| | | | |
|---|---|---|---|
| Style: | **1 1/2 Storey** | Rooms Rooms+: | **8+0** |
| Fractional Ownership: | | BR BR+: | **3(3+0)** |
| Assignment: | | Baths (F+H): | **4(4+0)** |
| Link: | | SF Range: | **700-1100** |
| Storeys: | **1.5** | SF Source: | **Owner** |
| Lot Irreg: | | Lot Acres: | **< 0.50** |
| Lot Front: | **60.18** | Fronting On: | **S** |
| Lot Depth: | **250.62** | Builder Name: | |
| Lot Size Code: | **Feet** | | |
| Zoning: | **RSC1 RS** | | |
| Dir/Cross St: | **Clarke Road & Oxford Street** | | |

| | | | | | |
|---|---|---|---|---|---|
| PIN #: | **081090051** | ARN #: | **393603029003500** | Contact After Exp: | **No** |
| Holdover: | **60** | | | Survey Year/Type: | **Unknown** |
| Possession: | **as soon as possible** | Possession Date: | **2026-12-31** | | |

| | | | | | |
|---|---|---|---|---|---|
| Kitch Kitch + | **4 (4+0)** | Exterior: | **Alum Siding, Vinyl Siding** | Utilities: | **Gas, Hydro, Sewers, Cable, Telephone** |
| Fam Rm: | **No** | | | | |
| Basement: | **Yes/Finished** | Garage: | **Yes** | Water: | **Municipal** |
| Fireplace/Stv: | **No** | Gar/Gar Spcs: | **Detached Garage/5.0** | Water Supply Type: | |
| Interior Feat: | **Separate Hydro Meter** | Drive Pk Spcs: | **15.00** | Water Meter: | **Yes** |
| Parking Feat: | **Front Yard Parking** | Tot Pk Spcs: | **20.00** | Waterfront Feat: | |
| Heat: | **Forced Air** | Pool: | **None** | Waterfront Struc: | |
| Heat Source: | **Gas** | Room Size: | | Well Capacity: | |
| A/C: | **/None** | Rural Services: | | Well Depth: | |
| Central Vac: | **No** | Security Feat: | | Sewers: | **Sewer** |
| Apx Age: | **51-99** | | | Special Desig: | **Unknown** |
| Property Feat: | | | | Farm Features: | |
| Exterior Feat: | **Porch, Security Gate** | | | Winterized: | **Fully** |
| Roof: | **Fibreglass Shingle, Flat** | | | | |
| Foundation: | **Block** | | | | |
| Soil Type: | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Waterfront Y/N: | **No** | Waterfront: | | Island YN: | |
| Water Struct: | | Easements/Restr: | | | |
| Under Contract: | | Dev Charges Paid: | | HST App To SP: | **Not Subject to HST** |
| View: | | Lot Shape: | **Rectangular** | Lot Size Source: | **GeoWarehouse** |

**Remarks/Directions**

Client Rmks: **Excellent opportunity to purchase a commercial residential property in London close to Veterans Memorial and access to 401. Property has duplex (yet to be confirmed if legal triplex at time of listing), fully fenced compound with barbed wire and 2 large work shops. 4 electrical meters at property, 2 for residential units and 1 for front shop and 1 for back shop. Property being sold in as is where is condition, seller to remove vehicles and trailers. Please allow minimum of 24 hours notice for all showings as duplex is tenanted. Current tenants paying $1000 per month for each unit on month to month tenancies. No leases were available at time of signing, Listing salesperson has not had access to tenanted units at time of signing.**

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

# BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an online auction closing 6pm, December 15th, 2026.
2. To register for the auction please go to https://northamericanauctioneers.com/my-account/
3. This auction 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.
4. Your financing approval must be in place prior to the auction.
5. Property and any appliances are being sold in as is where is condition with no warranties.
6. **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.**
7. Should the property not be pronounced SOLD at the auction, the Sellers may accept or counter any written offer from the highest bidder.
8. Property will be vacant on closing and all liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
9. Closing of the sale will be March 15th 2027.
10. The Auctioneer/Brokerage have not verified any measurements or values supplied by the Seller.
11. There will be two open houses, December 5th and 12th 2-4 pm.
12. If you cannot view the property during those times please contact our office and we will speak with the tenants to request a different day, although a different day for a viewing is not guaranteed available.
13. 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.
14. The total deposit required for this property will be $20,000. Once you are declared the winning bidder, your credit card will be charged an immediate $500 on line deposit with the remaining $19,500 deposit required within 24 hours of acceptance of offer by seller. Remaining deposit of $19,500 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 $20,000 will be held in a non-interest bearing real estate trust account of Anchor Realty and applied to the final sale amount on closing.
15. 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”.
16. Street Address: 1785 Oxford St E., London, ON N5V 2Z6
17. Legal Description: PART LOT 5 CONCESSION 1 AS IN 310336 AND PART LOT 5 CONCESSION 1; DESIGNATED PART 5 33R3780 LONDON/LONDON TOWNSHIP