



CUSHMAN &
WAKEFIELD
Waterloo Region



FOR SALE · MIXED USE INVESTMENT OPPORTUNITY

Sunningdale Heights

865 Kleinburg Drive & 660 Sunningdale Road East · London, Ontario

116

RESIDENTIAL

14,674

SF COMMERCIAL

203

PARKING

2025

COMPLETED

THE OFFERING

A Turn-Key Mixed-Use Community

Sunningdale Heights is a newly completed (2025), 116-unit purpose-built rental community with approximately 14,942 SF of ground-floor commercial space, on a prominent signalized corner at Sunningdale Road East and Adelaide Street North in London’s fastest-growing north end. Two interconnected mid-rise buildings on a 2.855-acre site offer a curated suite mix from one-bedroom to townhome layouts, with parking, storage lockers, and resort-style amenities. Now in the final stages of lease-up, it offers immediate scale and a diversified residential-and-commercial income stream in the affluent, supply-constrained North London Masonville Sunningdale neighbourhood.

- **Brand-new asset.** 116 suites completed 2025 to modern standards.
- **Premier location.** Minutes from Masonville, Western & hospitals.
- **Diversified income.** Residential, commercial, parking & lockers.
- **Affluent market.** Household incomes \$121K–\$128K;
- **Elevated finishes.** Quality suite finishes & resort-style amenities.
- **Features that count.** Large suites, 9-ft ceilings, 1.2+ parking/unit.

SUITE MIX

SUITE TYPE	NORTH	SOUTH	TOTAL
One Bedroom	7	38	45
Two Bedroom	38	21	59
Two Bedroom + Den	3	0	3
Townhome	0	9	9
Total Residential	48	68	116

Suite sizes range approximately 690 – 1,910 SF across all types.



116
RESIDENTIAL UNITS

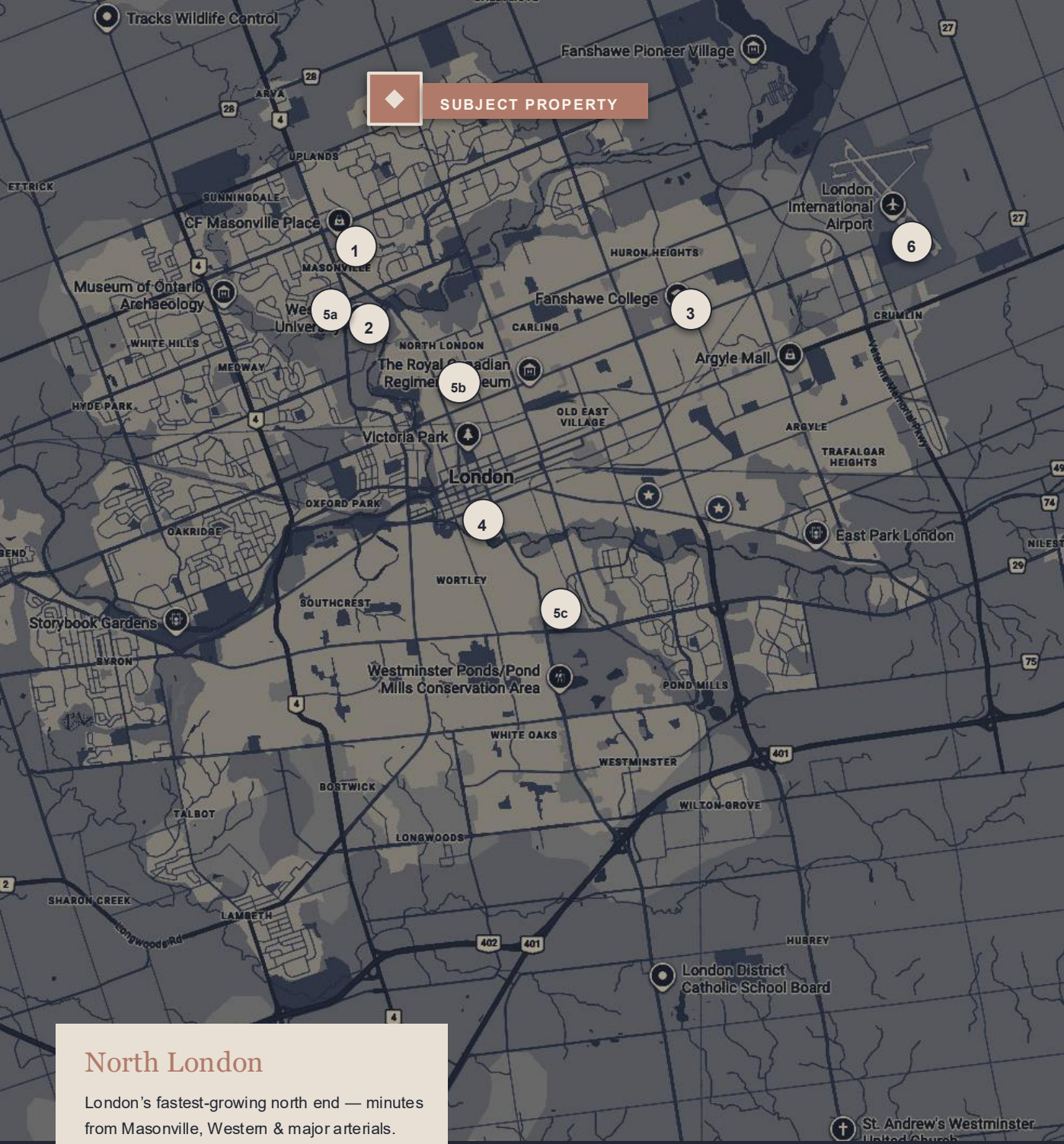
~1,040
AVG SUITE SIZE (SF)

1.2+
PARKING / UNIT

14,674
SF COMMERCIAL

2.855
ACRE SITE

2025
YEAR BUILT



North London

London's fastest-growing north end — minutes from Masonville, Western & major arterials.

A CONNECTED NORTH LONDON ADDRESS

1	CF Masonville Place	3.8 km
2	Western University	5.0 km
3	Fanshawe College	9.3 km
4	London VIA Rail Station	9.6 km
5a	University Hospital	6.0 km
5b	St. Joseph's Hospital	7.5 km
5c	London Health Sciences Centre	10.9 km
6	London International Airport	13.2 km

CONTACT FOR PRICING

For pricing, the full CIM, or a tour

[Sign the Confidentiality Agreement for access to the Data Room →](#)

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