



PRIME COMMERCIAL SPACES IN MULTI-UNIT PLAZA | **FOR LEASE**

**1700**  
**DUNDAS**  
**STREET**  
**EAST**

*London, ON N5W 3C9*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

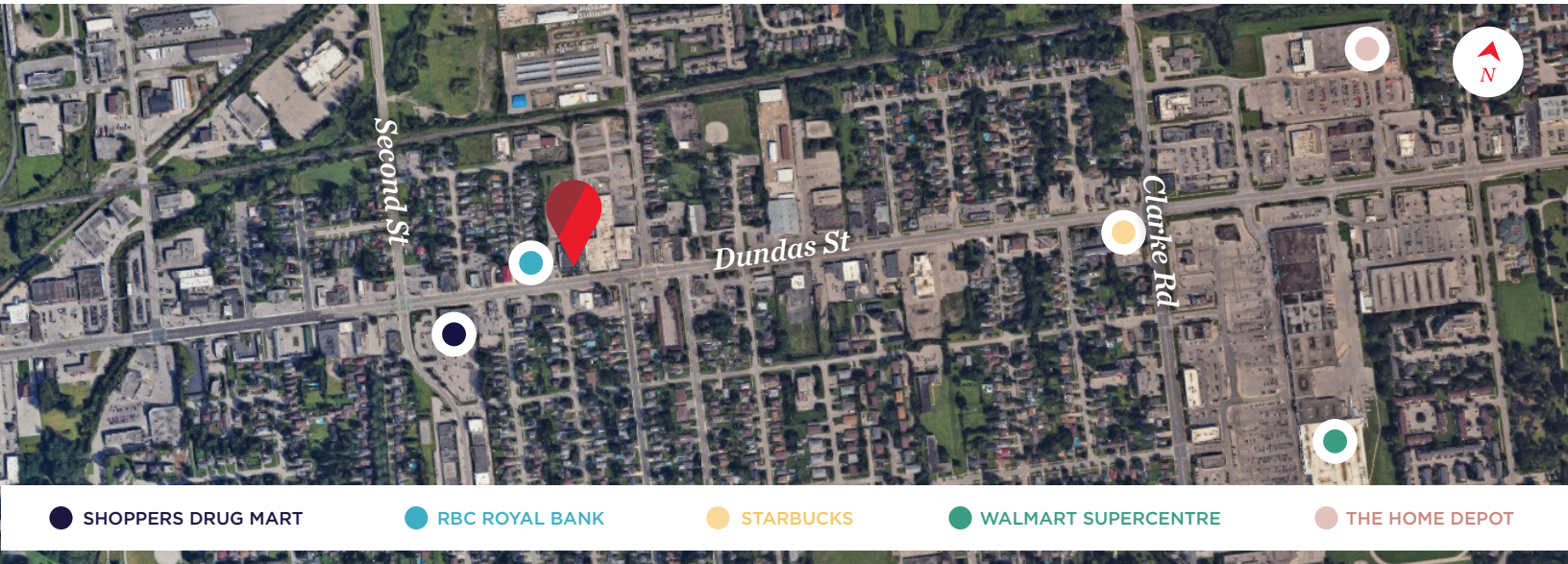


# ABOUT THE PROPERTY

Prime commercial spaces available for lease in a highly visible plaza on Dundas Street East, near Third Street, in East London

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT (TMI)
6	Approx. 5,747 SF	\$8.50 PSF Net	\$5.69 PSF
8	Approx. 13,930 SF	\$6.50 PSF Net	\$5.69 PSF
L8A	Approx. 4,233 SF	\$6.50 PSF Net	\$5.69 PSF
L8B	Approx. 4,252 SF	\$6.50 PSF Net	\$5.69 PSF
L8C	Approx. 5,445 SF	\$6.50 PSF Net	\$5.69 PSF
<i>Leased</i> Rear B1	Approx. 7,894 SF	\$7.50 PSF Net	\$3.60 PSF

- Zoning:** ASA 1,3,4,5 - permits a wide range of uses (see page 4 for details)
  - Parking:** Available on-site for free
  - Well maintained and professionally managed plaza
- Utilities separately metered in Tenant's name
  - Other Tenants in plaza include: Enchante Hair Studio/Aroma Spa, NDP Political office, The Game chamber, London InterCommunity Health Centre etc.



● SHOPPERS DRUG MART

● RBC ROYAL BANK

● STARBUCKS

● WALMART SUPERCENTRE

● THE HOME DEPOT

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# PROPERTY IMAGES



## LOWER LEVEL



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# PERMITTED USES

## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA1) ZONE

Animal hospitals	Restaurants
Convenience service establishments	Retail stores
Convenience stores	Personal service establishments
Dry cleaning and laundry plants	Pharmacies
Duplicating shops	Printing establishments
Financial institutions	Video rental establishments
Grocery stores	Brewing on premises establishment. (Z.-1-95390)

## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA3) ZONE

Clinics	Medical/dental offices
Day care centres	Offices, professional
Laboratories	Offices, service

## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA4) ZONE

Assembly halls	Private clubs
Commercial recreation establishments	Schools (Z.-1-99634)
Funeral homes	

## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA5) ZONE

Automobile repair garages	Restaurants
Automotive uses, restricted	Taxi establishments
<a href="https://london.ca/sites/default/files/2024-10/Zoning%20By-law%20Section%2024.pdf">https://london.ca/sites/default/files/2024-10/Zoning%20By-law%20Section%2024.pdf</a>	

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