



FOR LEASE | PRIME RETAIL/OFFICE/MEDICAL/DENTAL
Asking Rent: \$2,800 Per Month | Building Area: 1,332 SF

29 CARADOC STREET SOUTH

Strathroy, ON



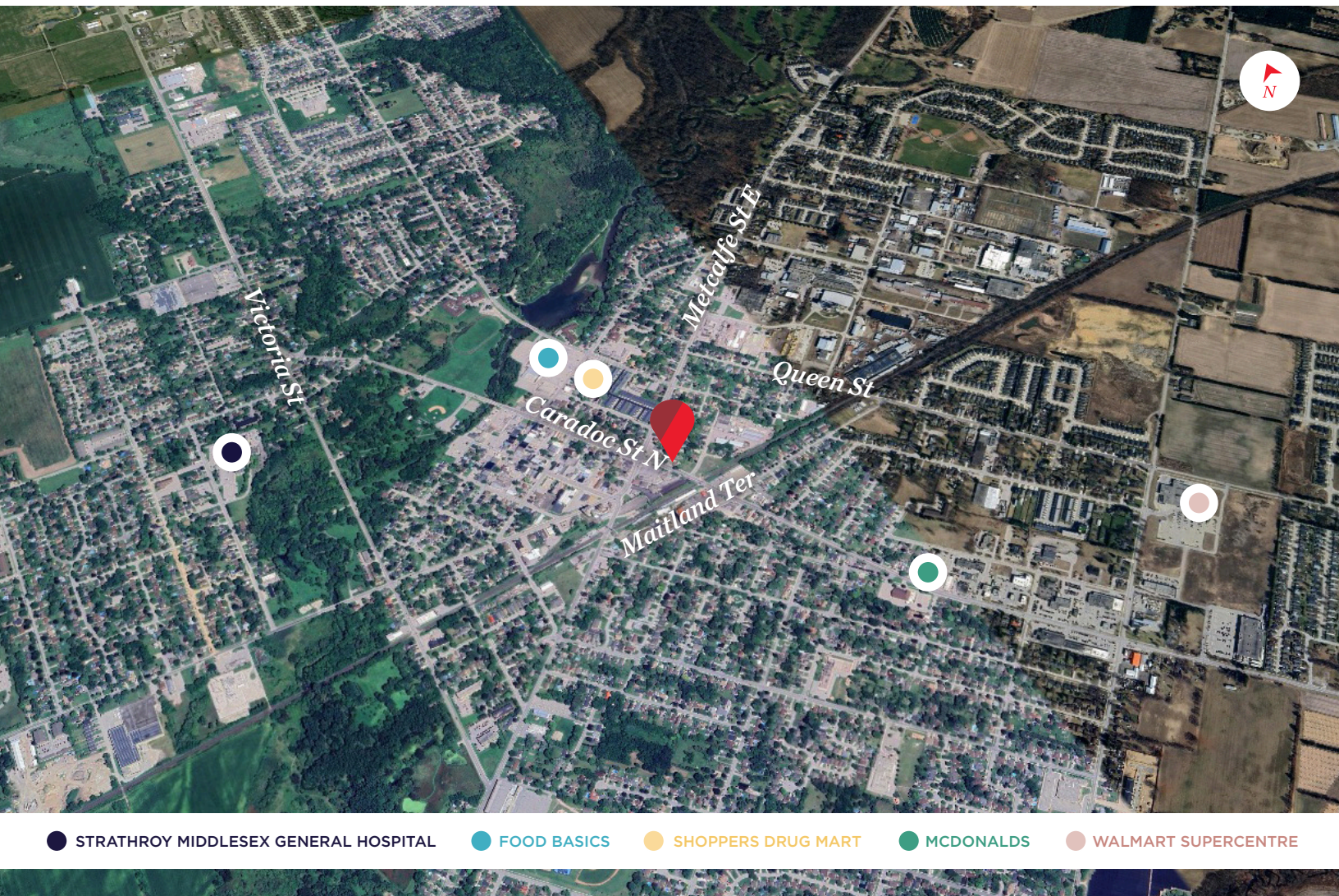
**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Prime commercial/retail/office/medical/dental space available at the corner of Caradoc Street South and Concord Street

AVAILABLE SPACE	ASKING RENT
Approx. 1,332 SF	\$2,800 per month + utilities + HST

- **Zoning: C1-8** - permits a wide range of uses
 - » In the process of being updated to C1 - permits a wide range of uses
- **Parking:** Available for 4 to 6 vehicles
- All new interior look, parking area and sidewalks
- Higher ceilings, new floors, lights, washrooms etc.
- Landlord can build to suit for qualified tenants
- Building is planned to be completely updated and upgraded inside and out
- Utilities are separately metered in the Tenant's name
- Just down the street from Walmart, Canadian Tire, LCBO, Giant Tiger, Staples, etc.
- Do not go direct to the building



● STRATHROY MIDDLESEX GENERAL HOSPITAL

● FOOD BASICS

● SHOPPERS DRUG MART

● MCDONALDS

● WALMART SUPERCENTRE

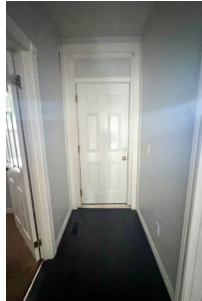
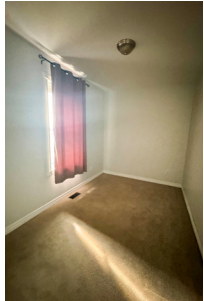
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PROPERTY IMAGES | RENDERINGS



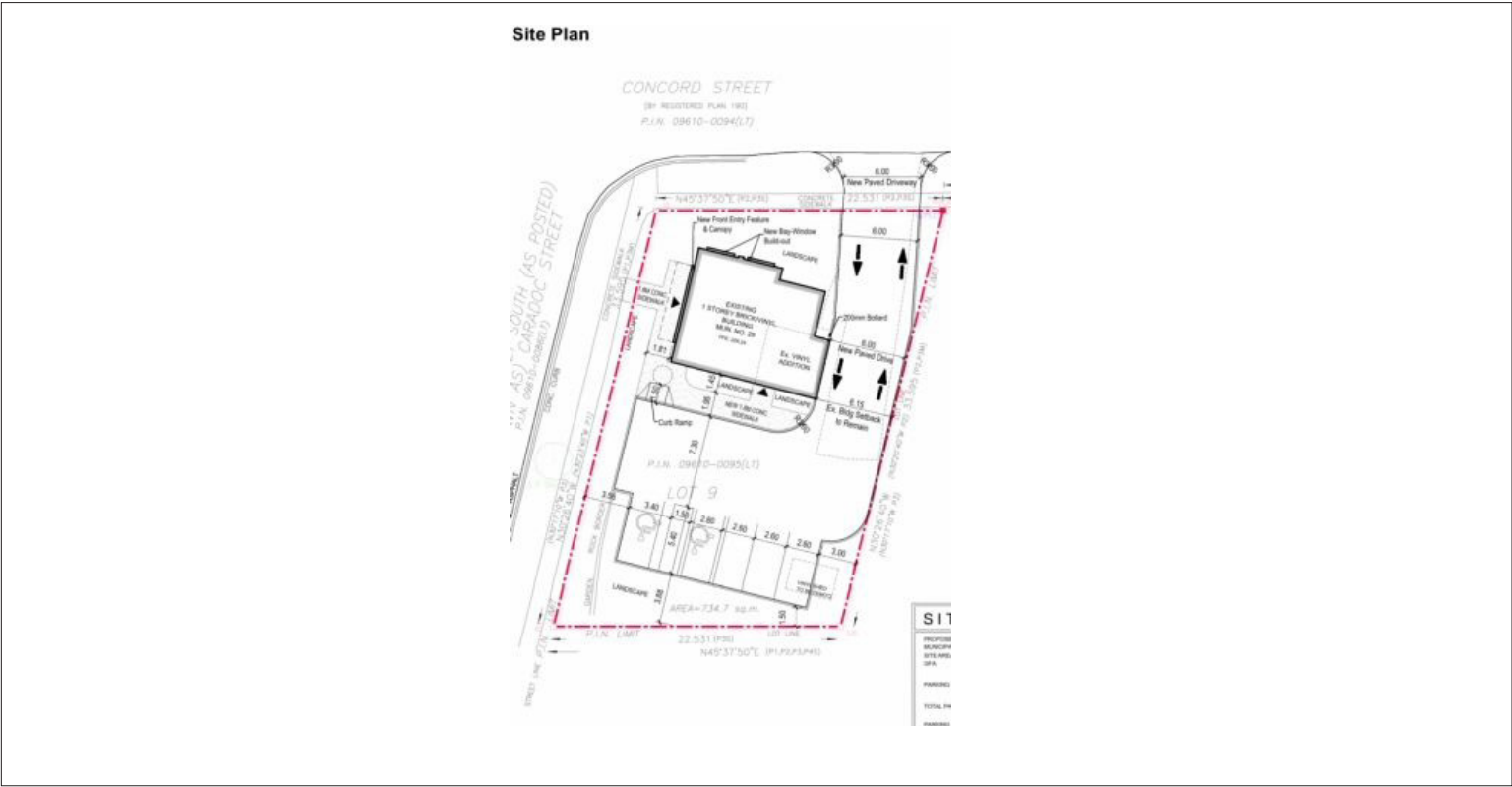
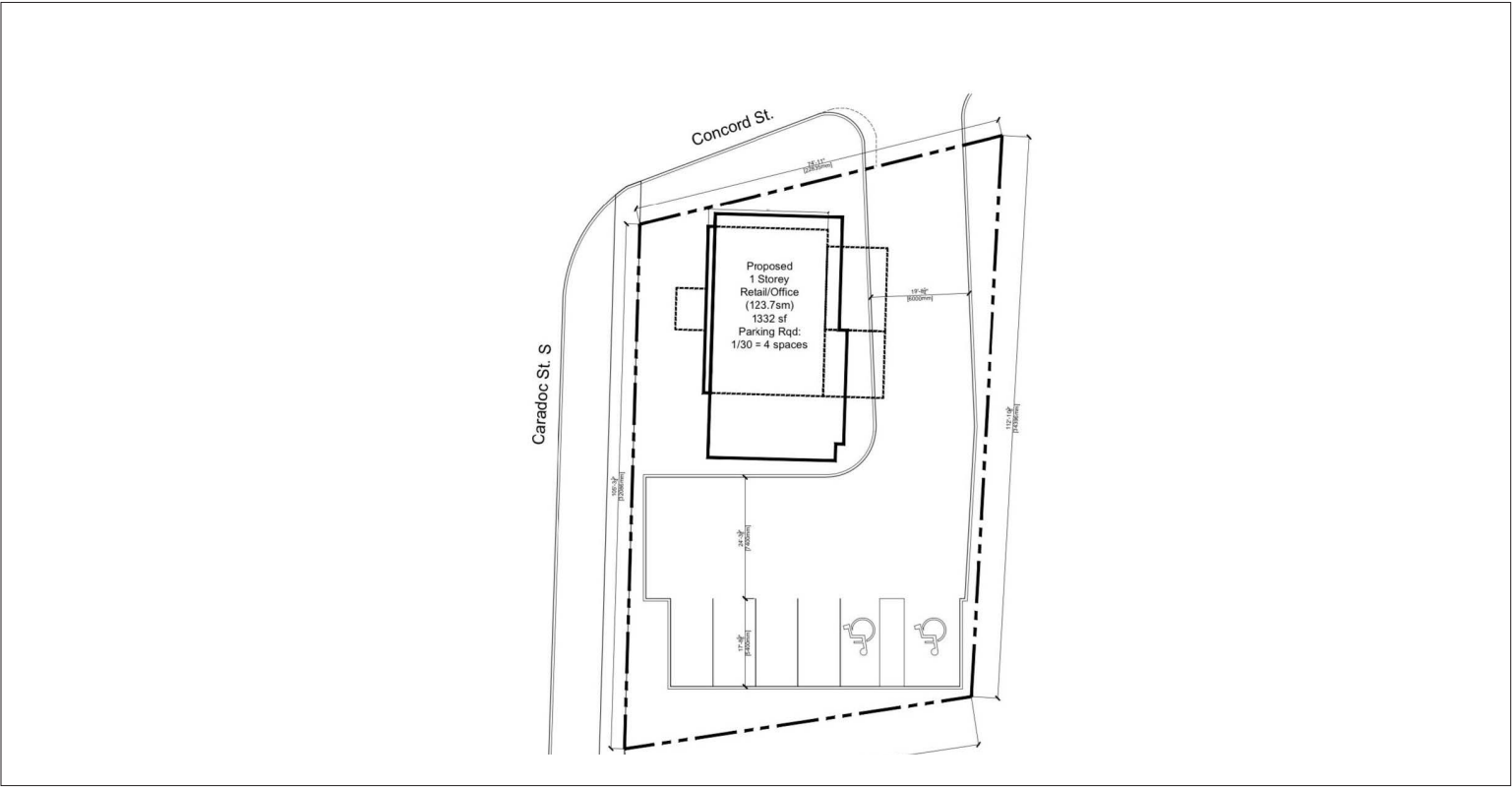
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SITE PLAN



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