



FOR SUBLEASE | PRIME COMMERCIAL/RETAIL/OFFICE/STORAGE SPACE/BUILDING

Asking Rent: \$9.00 PSF Net | Additional Rent: \$3.50 PSF | Space Available: 8,064 SF

752 WHARNCLIFFE ROAD SOUTH LOWER LEVEL

London, ON

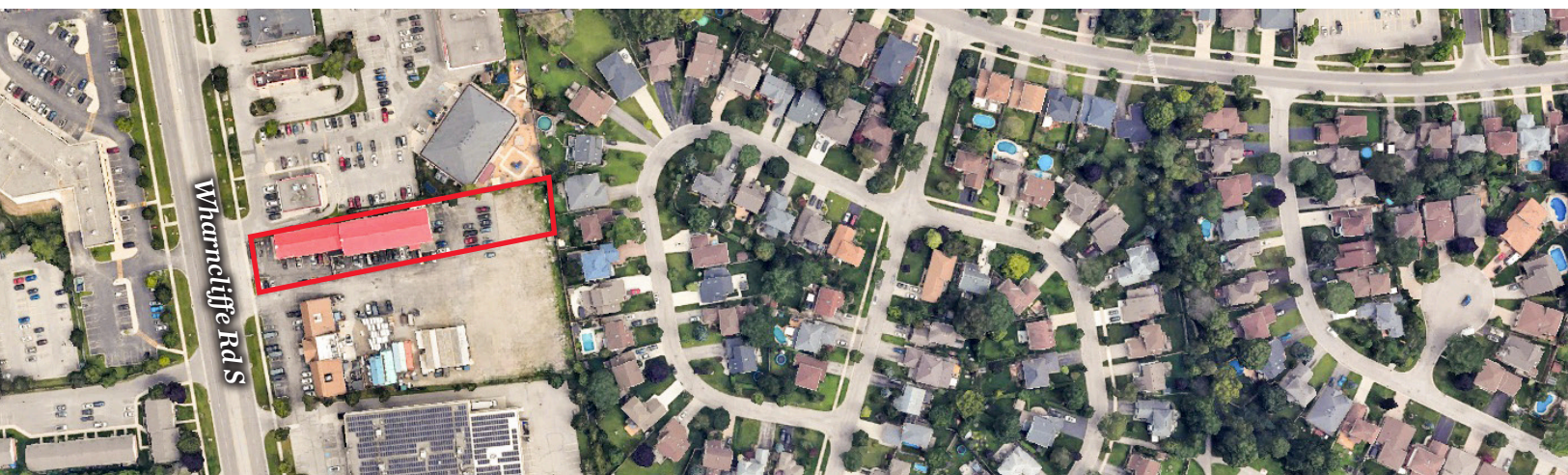


ABOUT THE PROPERTY

Prime commercial building/retail/office/storage space for sublease.

AVAILABLE SPACE	APPROX. SQUARE FEET	ASKING RENT	ADDITIONAL RENT
Lower Level	8,064 SF	\$9.00 PSF Net	\$3.50 PSF (Est.)*
*Inclusive of common area maintenance and property taxes			

- **Zoning:** RSC2/RSC4 - Permits a wide range of uses from: Home Improvement and furnishing stores, storage, home and auto supply stores, repair and rental establishments, services and repair establishment, dry cleaning, pharmacies, furniture stores, mattress stores, animal clinics
- **Parking:** Plenty of spaces available on-site
- **Signage:** Available exposure on Wharncliffe Road South
- **Dock Level Doors:** 1
- Tenant to pay their share of the water utility
- Daily traffic count over 20,000 cars per day



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