



FOR SUBLEASE | PRIME RETAIL/OFFICE SPACE

Asking Rent: \$42.00 PSF Net | Additional Rent: \$12.45 PSF | Building Area: 544 SF

1876 OXFORD STREET WEST UNIT 2B

London, ON



CUSHMAN & WAKEFIELD

Southwestern Ontario

Littlewood

ABOUT THE PROPERTY

Prime commercial/retail/office space available For sublease in west London, Ontario.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
2B	Approx. 544 SF	\$42.00 PSF Net escalating	\$12.45 PSF (Est.)

- **Approx. \$2,468 per month + HST + Utilities**
- **Zoning:** h-149*R9-7(67)/CSA5(6) - Permits a wide range of uses
- **Parking:** Free spaces available on-site
- **Signage:** Available on-site
- Currently operating as a cannabis retail store
- High daily traffic count along Fanshawe Park Road and Wonderland Road
- Utilities separately metered in tenant's name
- Well established plaza, professionally maintained and managed
- Available: April 1, 2025
- Other tenants in the immediate area: McDonalds, Tim Hortons, Green Window, Global Pet Foods, Fat Bastard, Burritos, Scholars, Riverbend Dental
- Located on directly along Oxford Street West, at West Five, which is just east of Byron



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

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