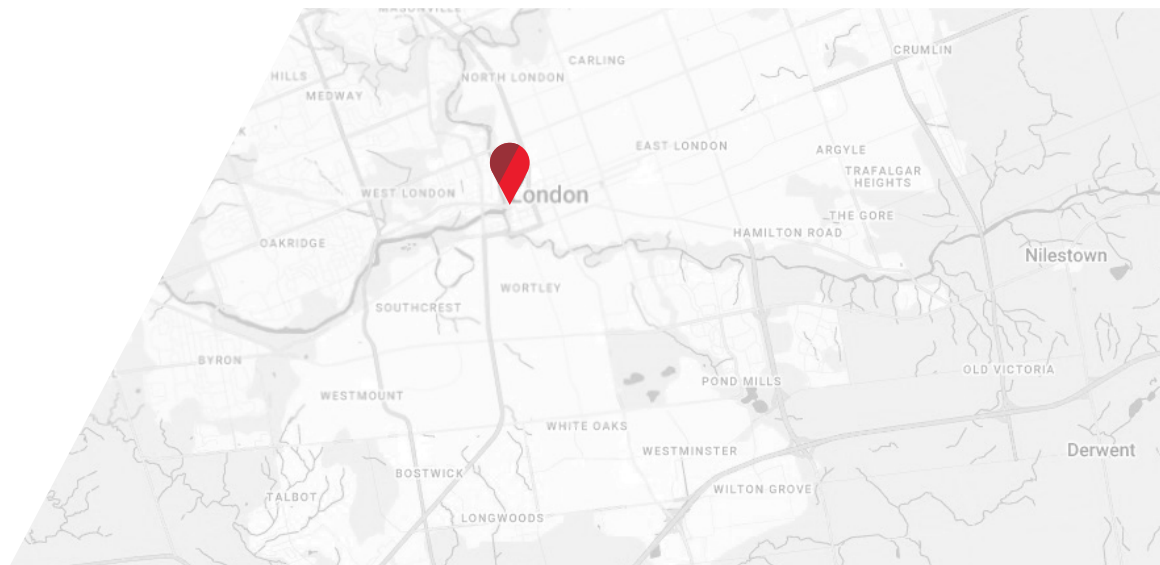




FOR LEASE | DOWNTOWN RETAIL CORNER SITE
Asking Rent: \$1,900 Per Month | Available Space: 400 SF

466 RIDOUT
STREET NORTH
MAIN FLOOR
LONDON, ON



ABOUT THE PROPERTY

Prime downtown retail corner site offering exceptional foot traffic, high visibility, and convenient access to public transit


| AVAILABLE SPACE | APPROX. SQUARE FEET | GROSS ASKING RENT |
|--|---------------------|--------------------------------------|
| Main Floor | 400 SF | \$1,900 per month + Utilities + HST* |
| *Inclusive of property taxes, landscaping and snow removal | | |

- **Zoning:** Downtown Area DA2
 - **Parking:** 1 space
 - Potential for a boulevard patio
 - Restaurant equipment can be included
- This space has been a coffee shop for several years and would suit a similar use well
 - Water expense is \$50 per month in addition to the lease rate



JAMESON LAKE
Sales Representative
519 438 8548
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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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CUSHMAN & WAKEFIELD
Southwestern Ontario

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PROPERTY IMAGES



**Conceptual Rendering*

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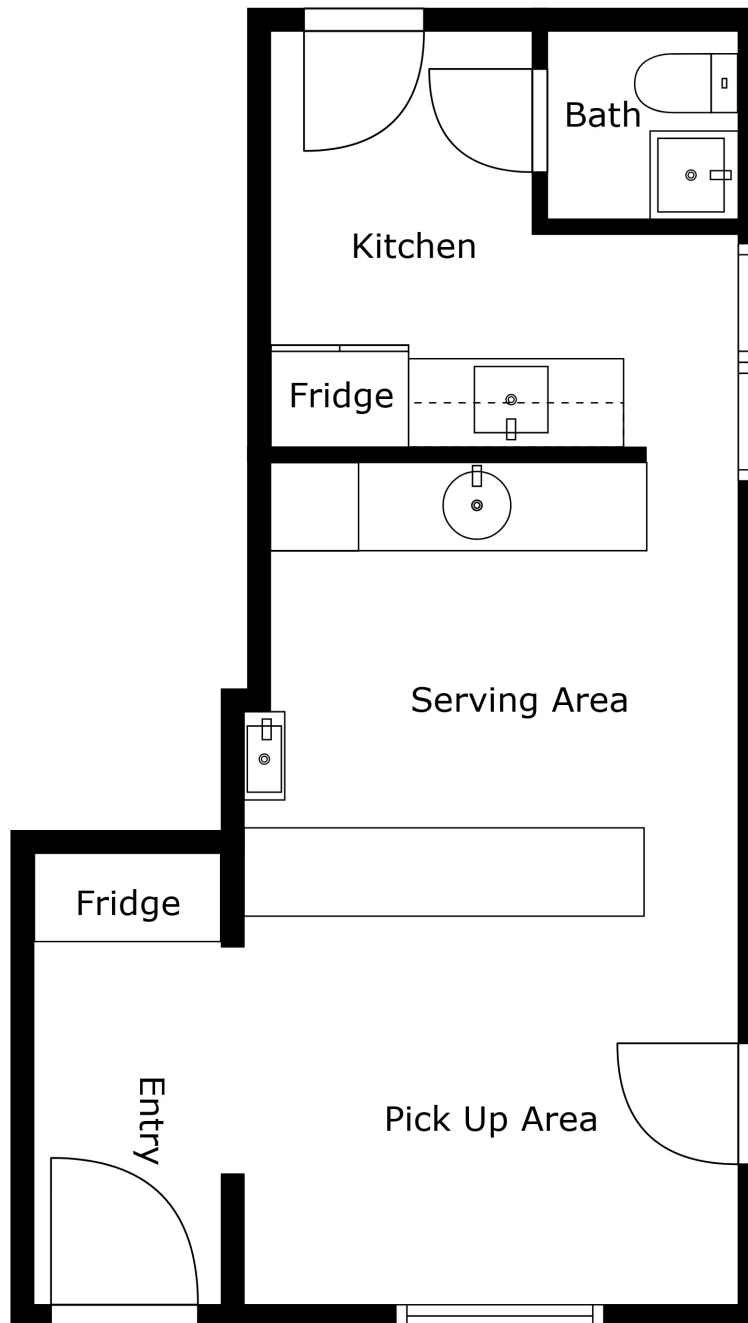


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FLOOR PLAN



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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