



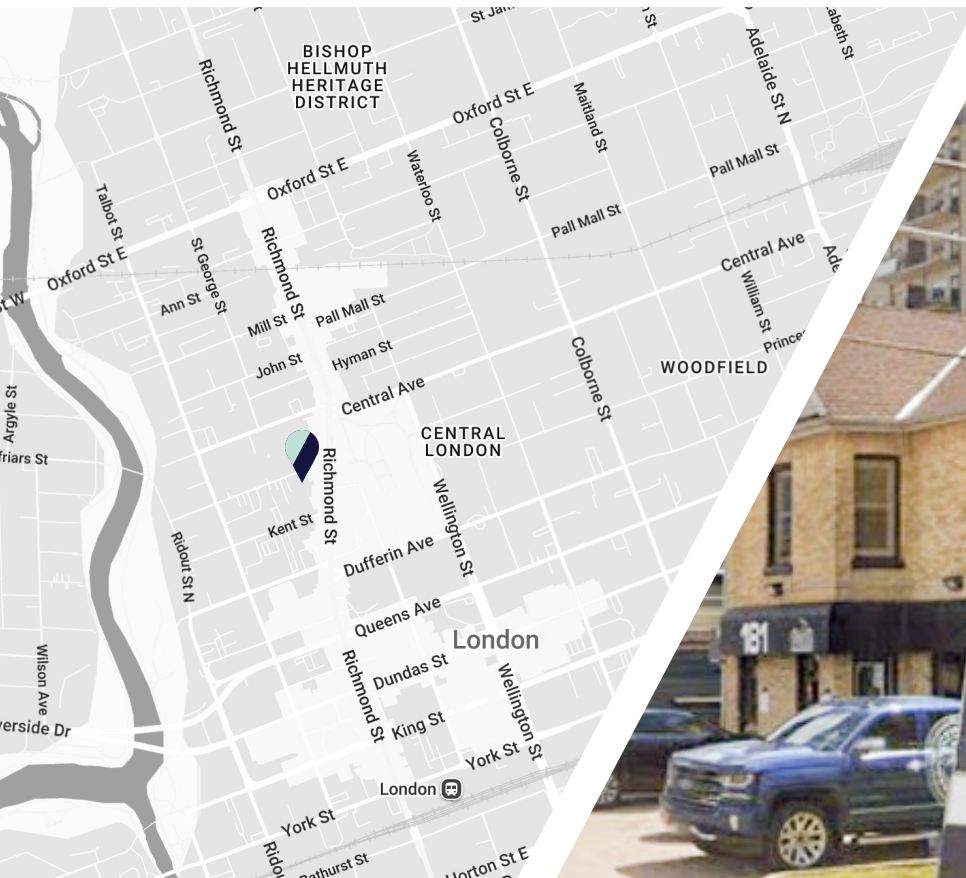
**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**181 ALBERT STREET, 2<sup>ND</sup> FLOOR**

*London, ON*



## PRIME RETAIL/OFFICE SPACE IN DOWNTOWN LONDON

### ASKING RENT

**\$14.00**  
PSF NET

### ADDITIONAL RENT

**\$12.15**  
PSF (Est.)

### AVAILABLE SPACE

**APPROX.**  
**1,233 SF**

**TYLER DESJARDINE**

*Sales Representative*

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# ABOUT THE PROPERTY

Prime commercial/retail/office space available for lease in downtown London. Currently built out as a salon and spa space featuring large windows with abundant natural light.

- **Approx. \$2,686 per month + Utilities + HST**
- **Zoning:** R9-7\*H24/OC7/RO - permits a wide range of uses
- Excellent signage and exposure
- Utilities are separately metered in the Tenant's name
- Available January 1<sup>st</sup>, 2026

PERMITTED USES   RESIDENTIAL ZONE (R9-7)	
Apartment buildings	Lodging house class 2; (Z.-1-93172)
Senior citizens apartment buildings	Handicapped persons apartment buildings
Continuum-of-care facilities. (Z.-1-01915)	<b>SEE (R9-7) ZONE VARIATION DETAILS FOR ADDITIONAL PERMITTED USES</b>
<a href="https://london.ca/sites/default/files/2025-07/Zoning%20By-law%20Section%2013.pdf">https://london.ca/sites/default/files/2025-07/Zoning%20By-law%20Section%2013.pdf</a>	

PERMITTED USES   RESTRICTED OFFICE ZONE (RO)
Offices, professional
<a href="https://london.ca/sites/default/files/2024-07/Zoning%20By-law%20Section%2018.pdf">https://london.ca/sites/default/files/2024-07/Zoning%20By-law%20Section%2018.pdf</a>

PERMITTED USES   OFFICE CONVERSION ZONE (OC7)
Business service establishments
Medical/dental offices
Personal service establishments
Studios
Dwelling units
Offices
Restaurants, eat-in
Financial institutions (Z.-1-91014)
<a href="https://london.ca/sites/default/files/2024-10/Zoning%20By-law%20Section%2017.pdf">https://london.ca/sites/default/files/2024-10/Zoning%20By-law%20Section%2017.pdf</a>

