



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
174 HAMILTON ROAD
London, ON



PRIME CENTRAL LONDON COMMERCIAL BUILDING

ASKING RENT

\$23.50
PSF NET

ADDITIONAL RENT

\$6.50
PSF (Est.)

AVAILABLE SPACE

7,400
SF

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.
This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

ABOUT THE PROPERTY

Prime central London commercial building for lease.

- **Asking Rent is escalating over the lease term**
- **Zoning:** BDC (35) - Permits a wide range of uses: restaurants, personal service establishments (hair salon), financial institution, clinics, medical/dental offices, grocery stores, bake shops, general retail stores, day care centres, commercial recreation establishments, labs, private clubs and much more etc.
- **Parking:** Plenty of spaces available on site for free
- Former international bakery and grocery store location
- The building is only approx. 8 years old
- Excellent exposure and street appeal
- Utilities are separately metered in the Tenant's name
- The front retail area of the building is the former store front grocery area and or open area. The middle section of the building includes a full kitchen and bakery area, that is fully equipped and the rear area of the building is used for storage, includes two drive in roll-up doors
 - » The shelving, hood and exhaust, walk-in coolers/freezers, a lot of cooking/bakery equipment are still installed in the space for the new tenant
- Located directly on Hamilton Road, just west of Adelaide Street



TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.