



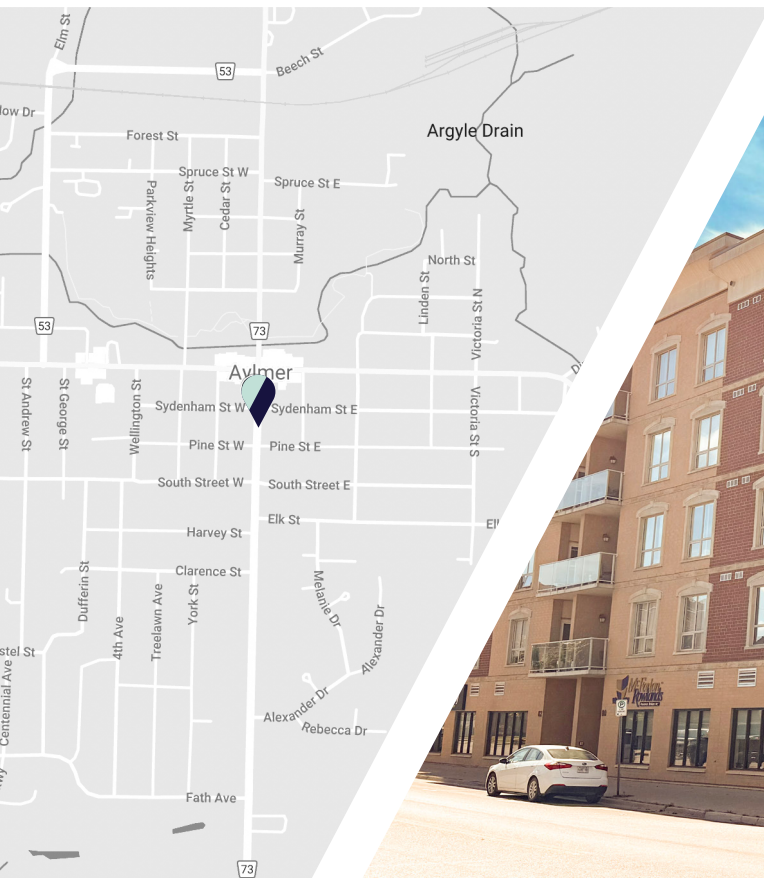
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

82 JOHN STREET SOUTH

Aylmer, ON



PRIME RETAIL/OFFICE/MEDICAL/DENTAL OFFICE SPACE

ASKING RENT

\$16.00
PSF NET

ADDITIONAL RENT

\$6.50
PSF (Est.)

AVAILABLE SPACE

1,679
SF

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

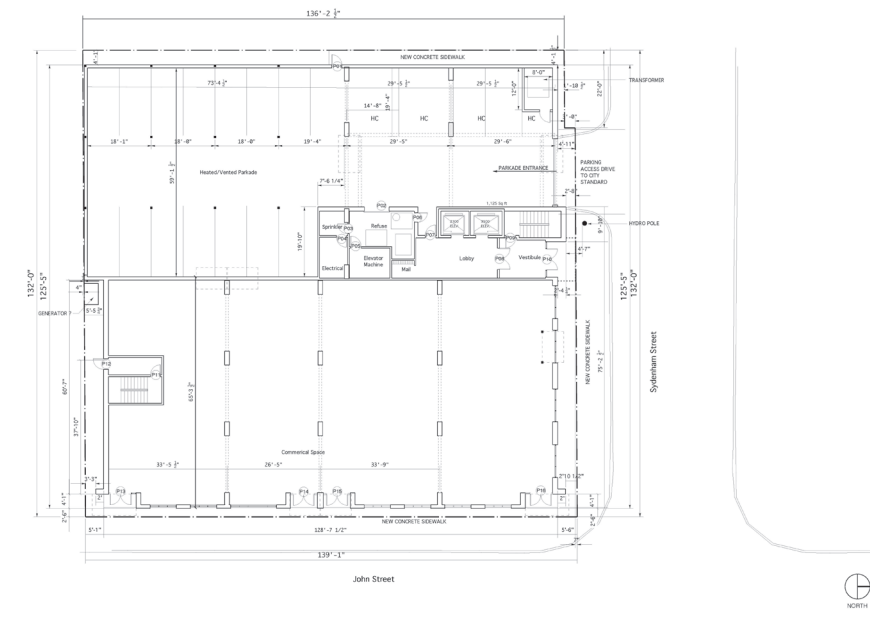
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

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ABOUT THE PROPERTY

Prime retail/office/commercial/medical/dental office space available for lease in downtown Aylmer. High Profile location. Located at the corner of Sydenham Street and John Street, just south of the Aylmer main street.

- **Zoning:** C1-1: Allows for a broad range of uses - Office, Retail, restaurants, medical, dental etc.
- **Parking:** Plenty of free spaces
 - » Street parking or municipal parking lot across the street
- Only one unit remaining
- 39-unit residential condo building directly above the commercial space
- Hydro is separately metered
- Fully sprinklered space and 24hr monitored
- Excellent street exposure
- The owner is also able to Build to Suit for qualified tenants
- Other Tenant currently in the Building: McFarlan Rowlands Insurance



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