



PRIME EAST LONDON RETAIL SPACE

ASKING RENT

\$6.50- \$13.50
PSF NET

ADDITIONAL RENT

\$5.89
PSF (EST.)

ZONING

ASA1/ASA3/
ASA4/ASA5

TYLER DESJARDINE

Sales Representative

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**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
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ABOUT THE PROPERTY

Prime east London commercial/retail/office/recreation space available for lease. Located directly on Dundas Street East near Third Street.

- **Additional Rent is inclusive of common area maintenance and property taxes**
- **Zoning:** ASA1/ASA3/ASA4/ASA5 - permits a wide range of uses, ranging from offices, retail, restaurants, day care, supermarket, medical/clinics/ dental, recreation etc.
- **Parking:** Plenty of spaces available on-site for free
- **Signage:** Signband and pylon available
- Property is professionally managed and maintained
- Utilities are separately metered in the Tenant's name
- Other Tenants in Plaza include: Enchante Hair Studio/Aroma Spa, NDP Political office, The Game Chamber, London Inter Community Health Centre etc.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT (EST.)	ADDITIONAL COMMENTS
4	Approx. 1,000 SF	\$13.50 PSF Net	\$5.89 PSF	<ul style="list-style-type: none"> • Asking Rent is approx. \$1,615.83 per month + Utilities + HST • Main Level. Very nicely finished office unit • Former Hair Salon
6	Approx. 5,747 SF	\$10.00 PSF Net	\$5.89 PSF	<ul style="list-style-type: none"> • Main level, front retail area with rear open area/storage • Dock Loading
8 - Lower Level	Approx. 13,930 SF	\$6.50 PSF Net	\$5.89 PSF	<ul style="list-style-type: none"> • Former gym space with washrooms, change rooms • Space could be divided into smaller units
8A - Lower Level	Approx. 4,233 SF	\$8.50 PSF Net	\$5.89 PSF	<ul style="list-style-type: none"> • Space is split into three separate units
8B - Lower Level	Approx. 4,252 SF	\$8.50 PSF Net	\$5.89 PSF	<ul style="list-style-type: none"> • Space is split into three separate units
8C - Lower Level	Approx. 5,445 SF	\$8.50 PSF Net	\$5.89 PSF	<ul style="list-style-type: none"> • Space is split into three separate units



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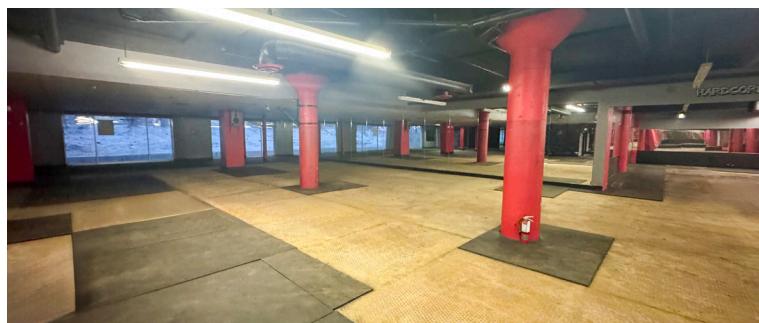
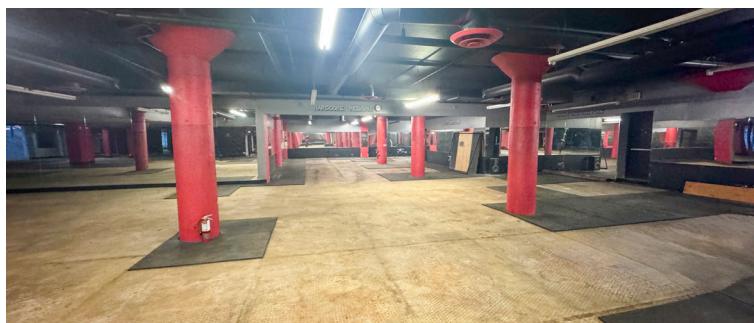

CUSHMAN & WAKEFIELD
Southwestern Ontario

PROPERTY IMAGES

UNIT 4



LOWER LEVEL



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PERMITTED USES

ASSOCIATED SHOPPING AREA COMMERCIAL (ASA1) ZONE

Animal hospitals	Restaurants
Convenience service establishments	Retail stores
Convenience stores	Personal service establishments
Dry cleaning and laundry plants	Pharmacies
Duplicating shops	Printing establishments
Financial institutions	Video rental establishments
Grocery stores	Brewing on premises establishment. (Z.-1-95390)

ASSOCIATED SHOPPING AREA COMMERCIAL (ASA3) ZONE

Clinics	Medical/dental offices
Day care centres	Offices, professional
Laboratories	Offices, service

ASSOCIATED SHOPPING AREA COMMERCIAL (ASA4) ZONE

Assembly halls	Private clubs
Commercial recreation establishments	Schools (Z.-1-99634)
Funeral homes	

ASSOCIATED SHOPPING AREA COMMERCIAL (ASA5) ZONE

Automobile repair garages	Restaurants
Automotive uses, restricted	Taxi establishments

<https://london.ca/sites/default/files/2025-05/Zoning%20By-law%20Section%202024.pdf>

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