

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

1830 WHARNCLIFFE ROAD SOUTH

UNIT 4

London, ON



PRIME RETAIL/OFFICE/RESTAURANT SPACE IN SOUTH LONDON

ASKING RENT

\$3,500.00

PER MONTH GROSS

AVAILABLE SPACE

1,000

SF

ZONING

ASA1(20)/

ASA2(13)/ASA3(13)

JAMESON LAKE

Sales Representative

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Sales Representative

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**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

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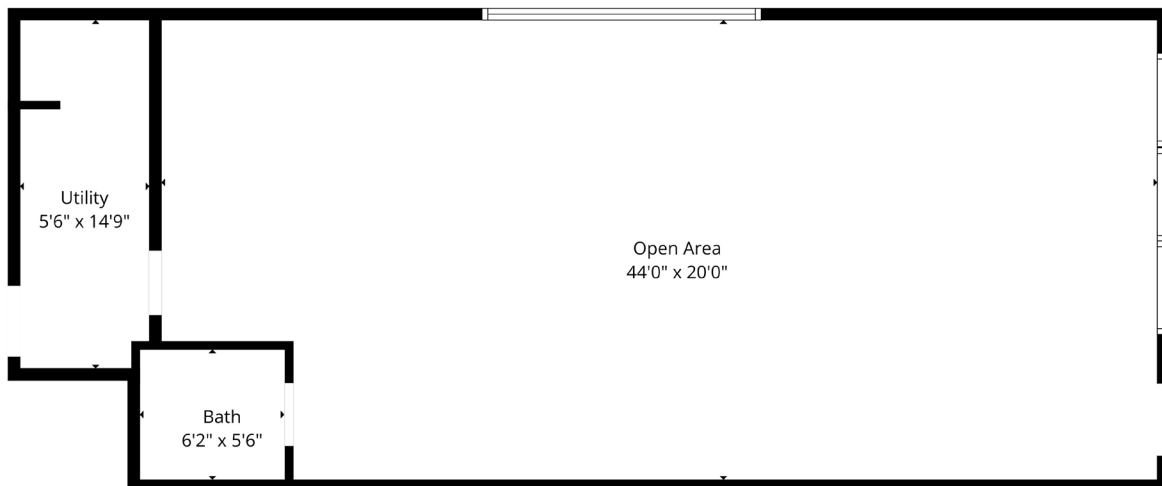
ABOUT THE PROPERTY

Prime retail, office, or restaurant space available at one of the city's busiest intersections in South London. This unit is offered at a competitive semi gross lease rate of \$3,500 per month + HST and utilities. Strategically located near major traffic routes in a rapidly expanding area with thousands of new residential units and prominent retailers nearby, including a future Walmart directly across the street. Currently configured as a personal fitness training studio, the space can be easily adapted for office, retail, or restaurant use.

- **Zoning:** ASA1(20), ASA2(13), ASA3(13) - allows for a wide range of commercial applications, presenting an excellent opportunity to capitalize on high visibility and strong growth in the surrounding area.
- **Parking:** Available on-site
- **Signage:** Pylon and signband available with excellent exposure directly facing Wharncliffe Road South



FLOOR PLAN | UNIT 4



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