

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
748 RICHMOND STREET
London, ON



PRIME RICHMOND ROW RETAIL/OFFICE SPACE

AVAILABLE AREA

2,550
SF

ASKING RENT

\$5,000/MONTH
+ Utilities

ZONING

BDC(1)

Permits a wide range of uses

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

TYLER DESJARDINE

Sales Representative

+1 519 438 5403

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO | 850 MEDWAY PARK DRIVE, SUITE 201, LONDON, ONTARIO N6G 5G6 | WWW.CUSHWAKESWO.COM

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ABOUT THE PROPERTY

Prime Richmond row commercial/retail/office space available for lease. Located directly on Richmond street, near the busy corner of Oxford street and Richmond street (Richmond Row). Main floor space with large bright windows at the front of the unit.

ZONING

BDC(1) permits a wide range of uses, such as: Retail stores, restaurants, offices, commercial recreation establishments (gym/fitness), personal service establishments (hair salon, nail salon), medical/dental, clinics, grocery stores, studios, private clubs, service and repair, bake shops, convenience store, artisan workshop, food store, financial institutions etc...

PROPERTY HIGHLIGHTS / COMMENTS

- **\$5,000 per month includes Net Rent and Additional Rent (TMI). Tenant pays their own separately metered utilities**
- Main Floor space with large bright windows at the front of the unit
- Fully Air-conditioned unit
- Exterior signage available
- Excellent exposure and accessibility
- Public transit available along Richmond street
- High daily traffic count with over 30,000 cars per day
- New 35 storey Student residence building being built across the street. Several other Retail, Restaurant type uses along Richmond Street

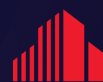


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PROPERTY PHOTOS



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ZONING

BUSINESS DISTRICT COMMERCIAL (BDC(1) ZONE

Any use permitted in the BDC2 Zone variation

BUSINESS DISTRICT COMMERCIAL (BDC(1) ZONE

Any use permitted in the BDC Zone variation	Assembly halls
Places of Worship	Community centres
Funeral homes	Institutions
Schools	Fire halls. (Z-1-051390)

BUSINESS DISTRICT COMMERCIAL (BDC(1) ZONE

Animal hospitals;	Apartment buildings, with any or all of the other permitted uses on the first floor;(Z.-1-94236)
Bake shops	Clinics centres
Commercial recreation establishments	Commercial parking structures and/or lots
Converted dwellings	Day care centres
Dry cleaning and laundry depots	Duplicating shops
Emergency care establishments	Existing dwellings
Financial institutions	Grocery stores
Laboratories	Laundromats
Libraries	Medical/dental offices
Offices	Personal service establishments
Private clubs	Restaurants,((Z.-1-96439); (Z.-1-081795)
Retail stores;	Service and repair establishments;
Studios	(Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Video rental establishments;	Lodging house class 2.(Z.-1-93172)
Cinemas ;(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue	
https://london.ca/sites/default/files/2026-05/Section%2025%20-%20B-usiness%20District%20Commercial%20%28BDC%29%20Zone.pdf	

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