



FOR SALE/LEASE

PRIME CORNER LOCATION AT DUNDAS AND ADELAIDE IN LONDON, ON

608

DUNDAS STREET

London, Ontario

Dan Desjardins

Sales Representative

+1 519 931 7401

dan.desjardins@cushwakeswo.com

David Jongerden

Sales Representative

+1 519 438 9125

david.jongerden@cushwakeswo.com



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



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BUILDING AREA	4,200 SF
SITE AREA	0.076 acres
ZONING	BDC (17)
LEASE RATE	\$14.00 PSF Net
T.M.I. (2026)	\$4.25 PSF
SALE PRICE	\$799,000
TAXES (2026)	\$11,393.57

PROPERTY FEATURES



Additional fully finished basement with washrooms not included in square footage



Open and bright retail space with rear and upper office space



Heavy foot traffic with a bus stop located directly beside the property



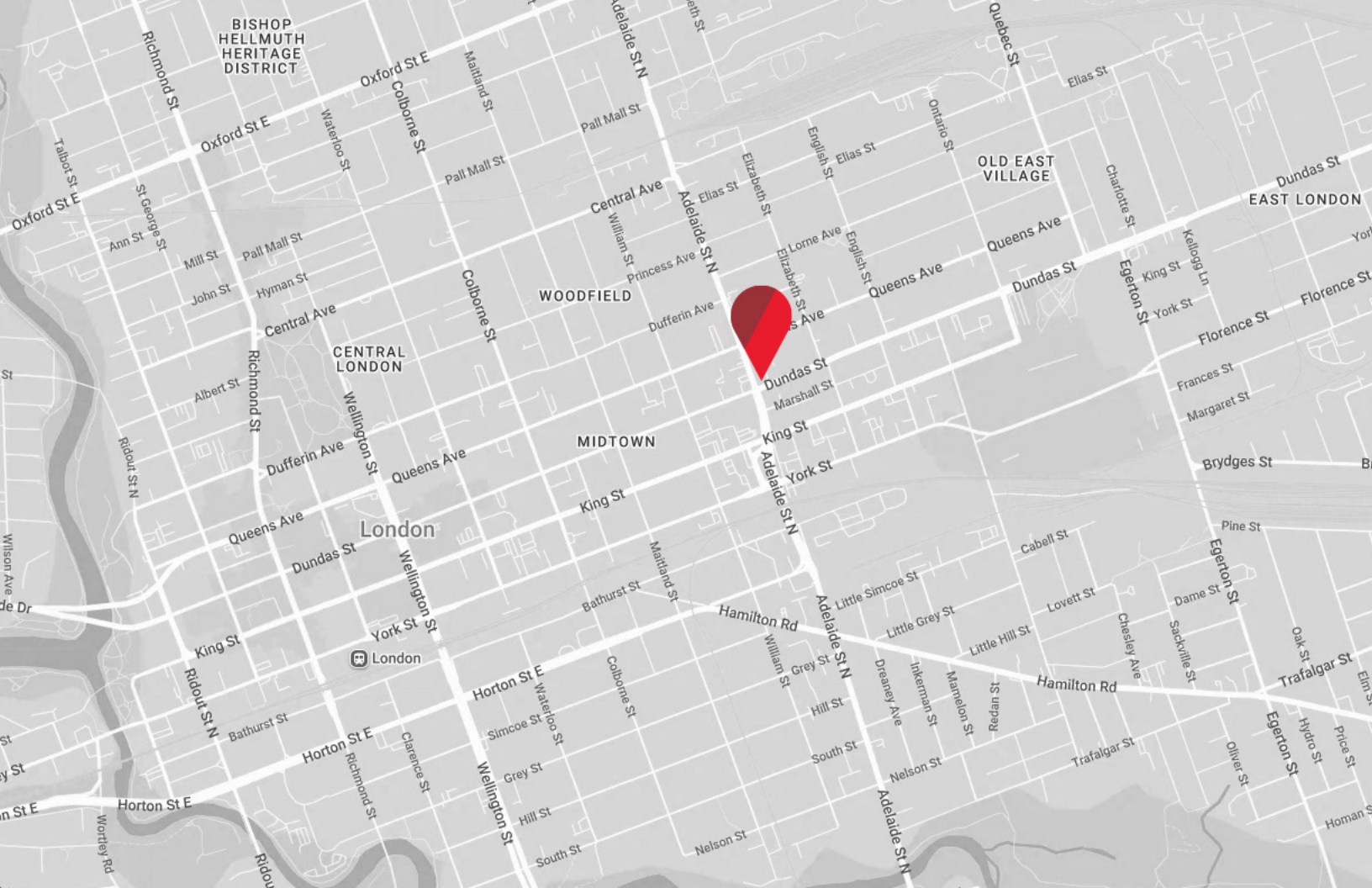
Rear and upper space may be converted to residential



Zoning permits retail, office, clinics, medical/dental, studio, restaurants, personal services, and many more

PROPERTY PHOTOS





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850 Medway Park Drive, Suite 201 | London, ON N6G 5G9 | cushwakeswo.com

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