



FOR LEASE

PRIME COMMERCIAL SPACE IN WELL ESTABLISHED RETAIL LOCATION

1152

LONDON ROAD | UNIT 4

Sarnia, Ontario

Tyler Desjardine

Sales Representative

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



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LONDON ROAD UNIT 4

Sarnia, Ontario

AVAILABLE AREA 2,200 SF

PARKING Free on-site

ZONING CC1-12

LEASE RATE \$20.00 PSF Net

T.M.I. \$6.92 PSF (est.)

PROPERTY FEATURES



Excellent visibility with direct frontage along one of Sarnia's busiest commercial corridors.



Located in a well established retail location beside Wendy's & directly across from Real Canadian Superstore.

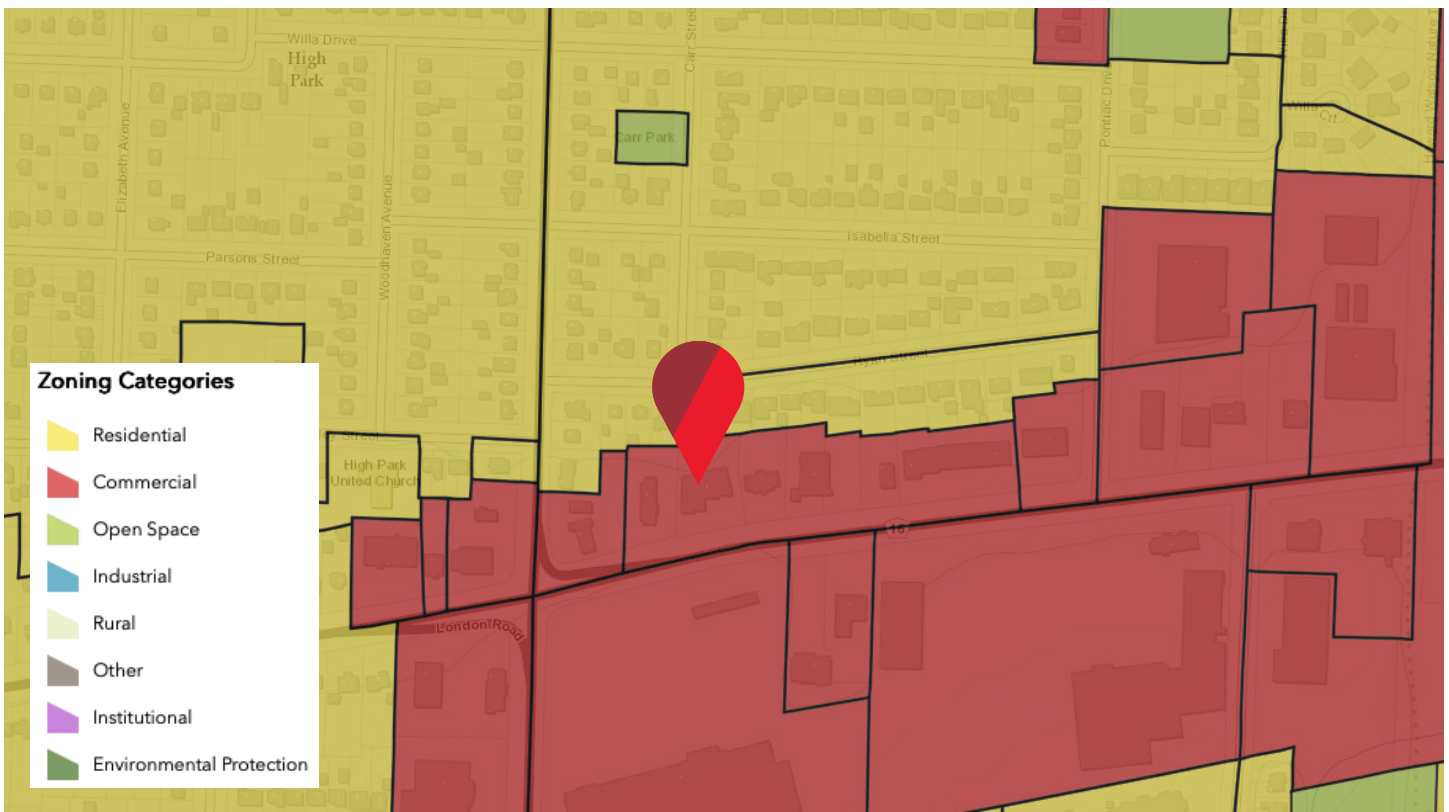


Prominent tenant signage available on pylon sign & building.



Join a strong mix of national & regional retailers including Arby's JYSK, McDonalds, Fit4Less, CIBC, and more.

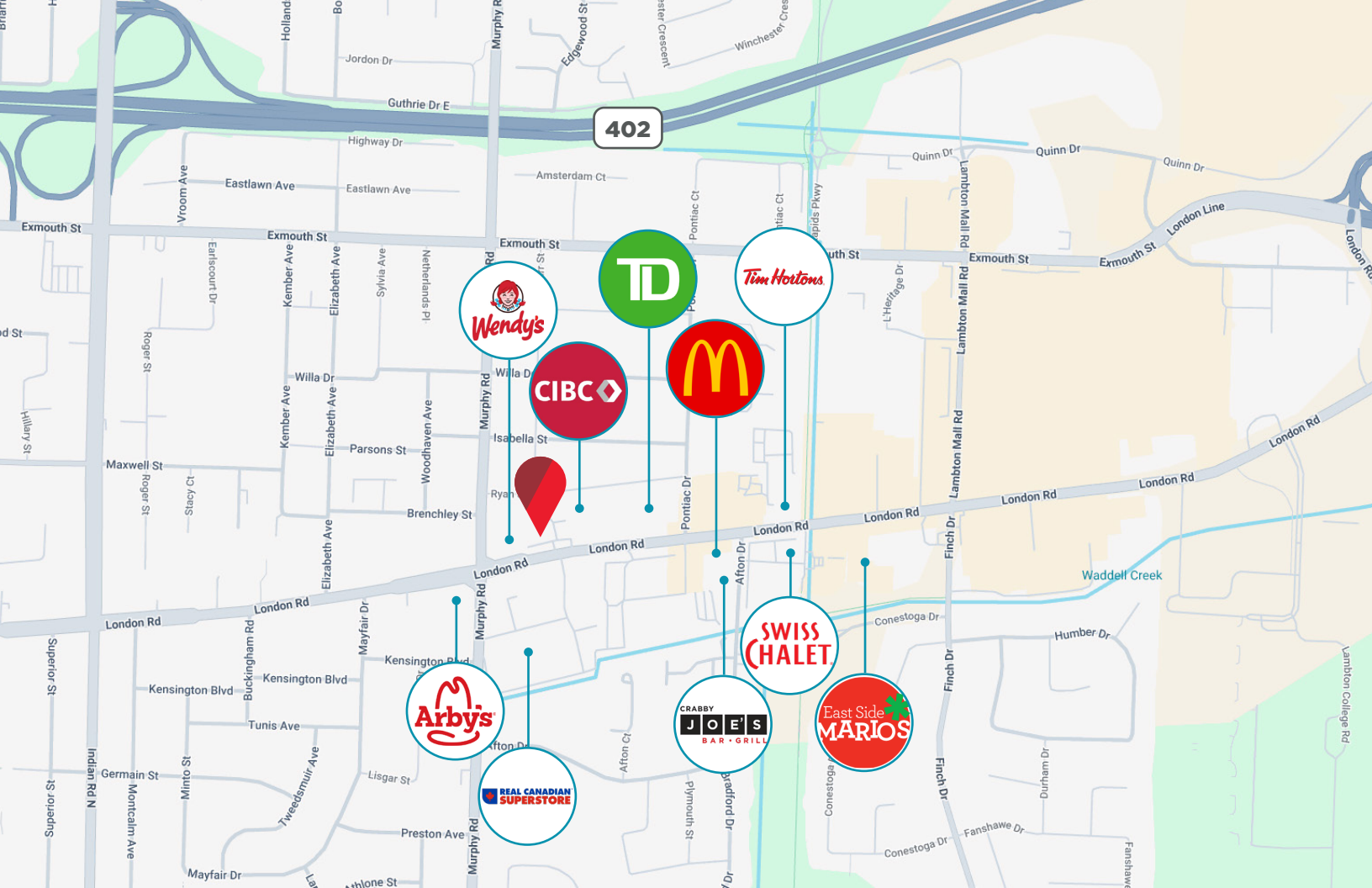
PROPERTY ZONING



CC1-12 - COMMERCIAL CENTRE 1 ZONE

Permitted Uses

- Accessory uses and buildings
- Ambulance dispatch facilities
- Animal hospitals (no outdoor)
- Auditoriums
- Automobile repair
- Automobile sales
- Automobile service stations
- Automobile washing
- Bakeries
- Bingo halls
- Building supply
- Bulk retail sales
- Bus depots
- Call centres
- Colleges and universities
- Commercial recreation
- Commercial schools
- Community centres
- Convenience stores
- Convention facilities
- Day care centres
- Day nurseries
- Dry cleaning establishments
- Financial institutions
- Flea markets
- Funeral homes
- Gas bars
- Hotels and motels
- kennels)
- Laboratories
- Labour union halls
- Laundromats
- Libraries
- Medical centres/clinics
- Minor institutions
- Museums
- Night clubs
- Nursery and garden centres
- Offices
- Parking lots and parking structures
- Payday loan
- Personal service
- Pharmacies
- Place of Worship
- Public halls
- Radio and television transmission stations
- Repair and rental
- Restaurants
- Retail
- Service establishments
- Social and service clubs
- Studios
- Taxi stands
- Theatres
- Wholesale



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