

FOR LEASE

PRIME NORTHWEST LONDON PROFESSIONAL RETAIL/OFFICE/MEDICAL SPACE

761

FANSHAWE PARK ROAD WEST | 2ND FLOOR

London, Ontario

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CUSHMAN & WAKEFIELD
Southwestern Ontario



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AVAILABLE AREA	5,000 SF
SITE AREA	0.521 acres
PARKING	30+ spaces
ZONING	NSA3(4)
LEASE RATE	$20.00 PSF Net
T.M.I.	$10.00 PSF

PROPERTY FEATURES

Tenant to pay for the gas, hydro and water utilities

Other tenants in the area NoFrills, Shoppers Drug Mart, Starbucks, Winners, Sportchek

Located west of Masonville Mall area just east of the Smartcentres development with Walmart, Canadian Tire etc.



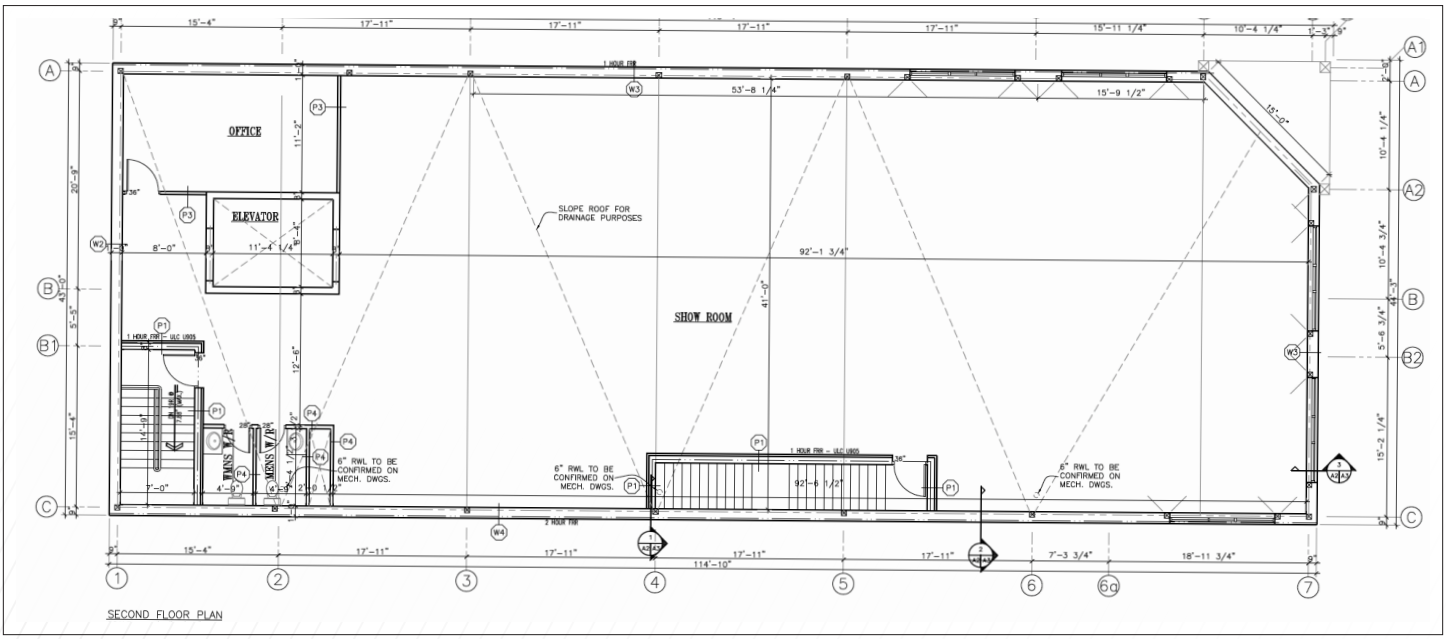
PERMITED USES | FLOORPLAN

NEIGHBOURHOOD SHOPPING AREA (NSA3(4))	
Commercial recreational establishments	Home Furnishing Store

NEIGHBOURHOOD SHOPPING AREA (NSA3)	
Any use permitted in the NSA1 Zone	An apartment building with any or all of the other permitted uses on the first and/or second floor;

NEIGHBOURHOOD SHOPPING AREA (NSA1)	
Bake shops	Medical/dental offices
Catalogue stores	Offices
Clinics	Personal service establishments
Convenience service establishments	Restaurants
Day care centres	Retail stores
Duplicating shops	Service and repair establishments
Financial institutions	Studios
Food stores	Video rental establishments
Libraries	Brewing on Premises Establishment.(Z.-1-021027)
https://london.ca/sites/default/files/2023-08/Zoning%20By-law%20Section%2023.pdf	

FLOOR PLAN | SECOND FLOOR





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