

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

**22 Sydenham Street West, Units 1, 2, 3, 4
Aylmer, ON N5H 1M0**



OFFICE/RETAIL | FOR LEASE

Available Space: Approx. 1,679 SF - 5,918 SF

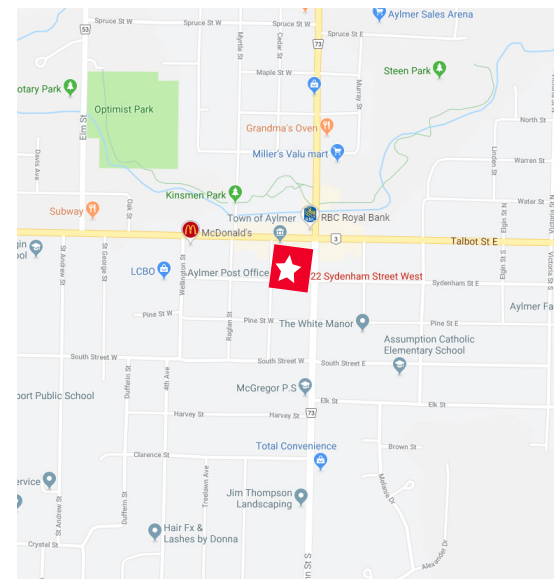
Asking Rent: \$14.00 PSF Net

Additional Rent: \$5.50 PSF

Property Highlights

Prime New Development - Retail/Office/Commercial/Restaurant/Medical/Dental Office space available in downtown Aylmer:

- **Unit 1:** Approx. 5,918 SF - Asking: \$14.00 PSF Net (three available units combined)
- **Unit 2:** Approx. 2,093 SF - Asking: \$14.00 PSF Net
- **Unit 3:** Approx. 2,200 SF - Asking: \$14.00 PSF Net
- **Unit 4:** Approx. 1,679 SF - Asking: \$14.00 PSF Net
- Only 3 commercial units remaining which can be broken down to the above configurations or combined as one large unit for a total of 5,918 SF (Unit 1)
- **Additional Rent:** Inclusive of property taxes and building insurance
- **Zoning:** C1-1 permits a wide range of uses
- **Parking:** Plenty free on-site
- **Signage:** Sigband Signage available
- Other Tenant's currently in the Building: McFarlan Rowlands Insurance
- High Profile Location at the corner of Sydenham Street and John Street, just south of the Aylmer main street (Talbot Street)
- Spaces/Condo units are also For Sale
- Newer 39-unit residential condo building directly above the commercial space
- Park Like setting
- The owner is also able to Build to Suit for qualified tenants
- All offers and inquiries through listing agent at Vendor's request



TYLER DESJARDINE

Sales Representative

519 438 5403

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Southwestern Ontario

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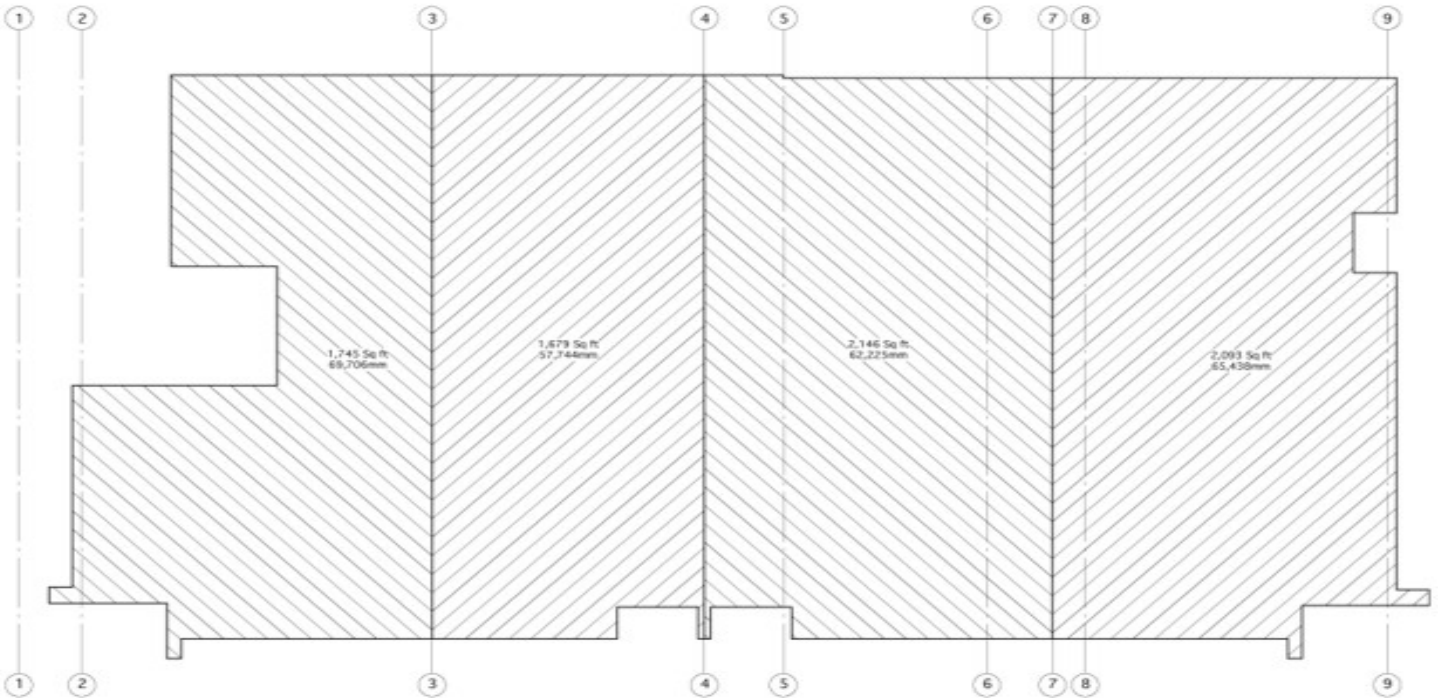
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**ADDITIONAL RENT:
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Floor Plan



Aerial/Site Plan



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