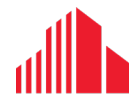
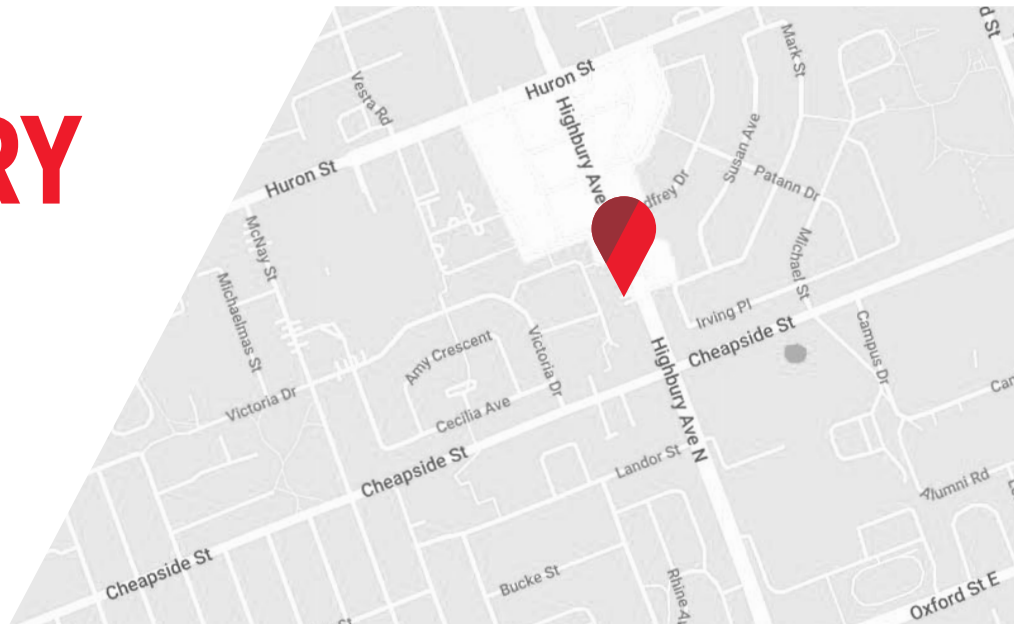




PRIME NORTHEAST LONDON COMMERCIAL SPACE | **FOR LEASE**

**1163 Highbury  
Avenue  
North**

*London, ON N5Y 1A6*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

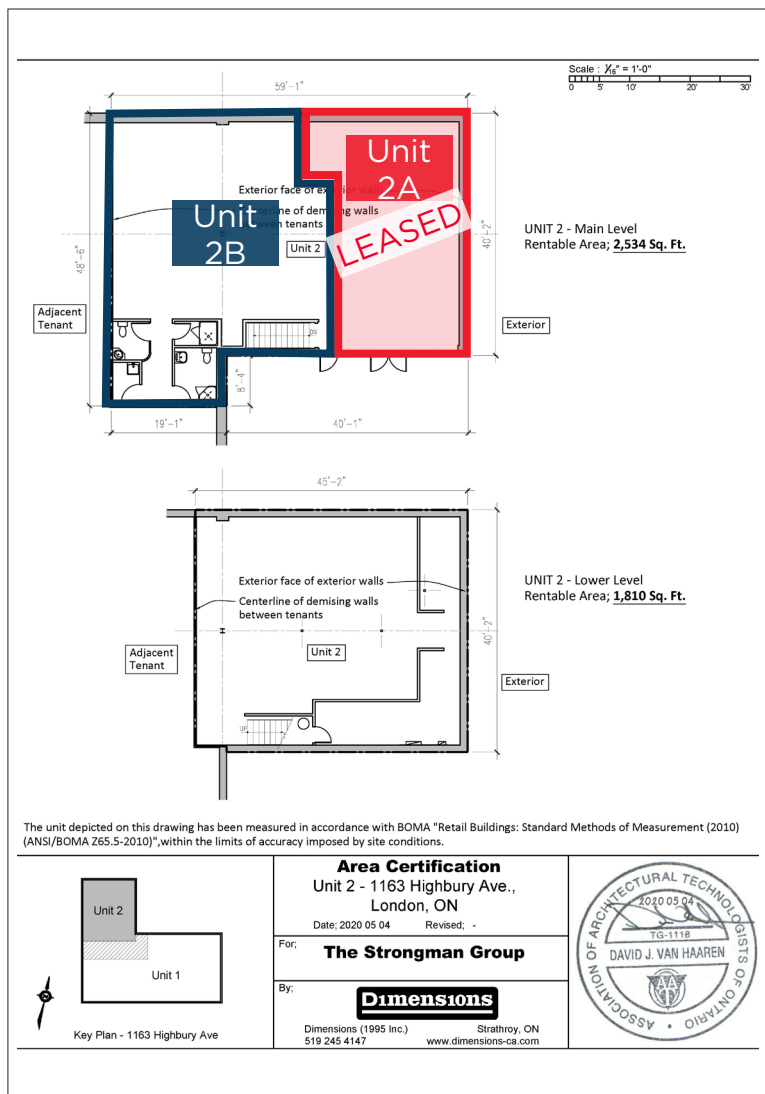
# ABOUT THE PROPERTY

Prime Northeast London commercial space on Highbury Avenue North just south of Huron Street

Unit	Approx. Square Feet	Asking Rent	Additional Rent
<i>Leased</i> 2A	950 SF	\$26.00 PSF Net	\$9.38 PSF*
2B	1,399 SF	\$26.00 PSF Net	\$9.38 PSF*

\*Inclusive of building insurance, common area maintenance, property taxes

- Zoning:** HS2 - permits a wide range of uses such as office, retail, restaurants, financial institutions, animal hospital, personal service, convenience stores, etc.
- Approx. 1,810 SF lower level free of charge
- High traffic area
- Located between McDonald's and Tim Hortons
- Utilities separately metered



**TYLER DESJARDINE**  
Sales Representative

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