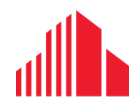




PRIME COMMERCIAL SPACE AVAILABLE IN NORTHWEST LONDON | FOR LEASE

**1510 FANSHAWE PARK
ROAD WEST
UNIT 2**

London, ON N6H 5L8



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

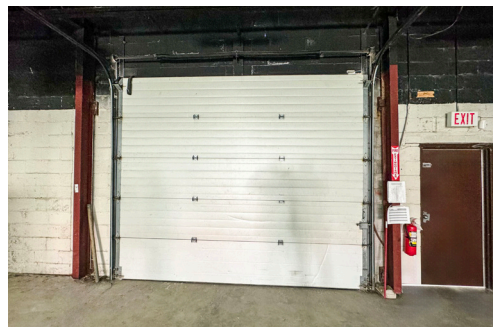
ABOUT THE PROPERTY

Prime Commercial Space available for Lease in Northwest London

| Unit | Available Space | Asking Rent | Additional Rent |
|------|------------------|-----------------|--------------------|
| 2 | Approx. 3,000 SF | \$18.50 PSF Net | \$7.00 PSF (Est.)* |

*Inclusive of common area maintenance

- **Zoning RSC 1, RSC 3(15), RSC 5:** Permits a wide range of uses: Animal clinics, home improvement and furnishing stores, repair, rental establishment, service/ repair, studios, commercial recreation establishments, clinics, assembly halls, medical/dental, labs, commercial schools, bulk sales, bakeries, building/contracting establishments, service trades, warehouse and whole establishments
- Rear grade loading door
- High ceilings
- Other tenants in the plaza include: Carquest Auto Parts
- Utilities are separately metered in the Tenant's name
- Direct exposure to Fanshawe Park Road West, just steps away from Hyde Park Road
- In close proximity to Walmart, Rona, Homesense, Canadian Tire, Golf Town, Winners, Marshalls etc.



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