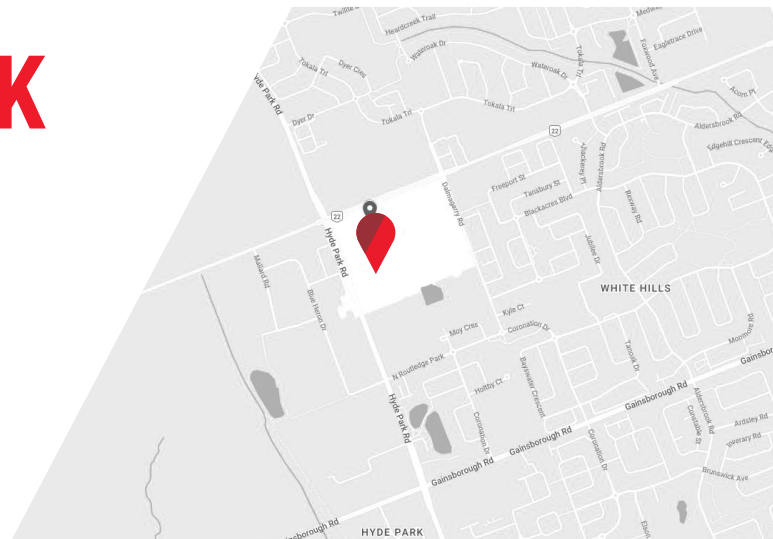




RARE VACANCY COMING AVAILABLE IN NORTH LONDON | FOR LEASE

# 1380 FANSHAWE PARK ROAD WEST UNITS 1-2

*London, ON N6G 5B1*



# ABOUT THE PROPERTY

Rare vacancy coming in one of North London's premier retail nodes, fronting Fanshawe Park Road West near Hyde Park Road

Units	Available Space	Asking Rent	Additional Rent
1-2	15,190 SF	\$18.00 PSF Net	\$9.32 PSF*
*Projected for 2024			

- **Zoning: ASA3/ASA6/ASA8(3)** - permits a wide range of uses (see page 4 for details)
- **Clear Height: 12'8"-18"** sloped ceiling
- **Doors: 3** grade level loading
- 2 Acre site
- Open retail space with great lighting
- Space could be demised to accommodate smaller requirements



**DAVID JONGERDEN**

*Sales Representative*

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**CUSHMAN & WAKEFIELD**

Southwestern Ontario

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# PROPERTY IMAGES



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# PERMITTED USES

## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA3) ZONE

Clinics	Laboratories	Offices, professional
Day care centres	Medical/dental offices	Offices, service

## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA6) ZONE

Commercial recreation establishments	Restaurants	Taverns
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## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA8(3)) ZONE

Gross Floor Area 5575 square metres; (Maximum): (60,000 square feet) (Z.-1-041258)
The following are permitted uses in the ASA8 Zone variation:
Uses permitted in the ASA1 Zone variation; (Z.-1-96435)
Uses permitted in the ASA2 Zone variation (Z.-1-96435)

## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA1) ZONE

Animal hospitals	Convenience service establishments	Convenience stores
Dry cleaning and laundry plants	Duplicating shops	Financial institutions
Grocery stores	Restaurants	Retail stores
Personal service establishments	Pharmacies	Printing establishments
Video rental establishments	Duplicating shops	Financial institutions
Dry cleaning and laundry plants	Brewing on premises establishment. (Z.-1-95390)	

## ASSOCIATED SHOPPING AREA COMMERCIAL (ASA2) ZONE

(Hardware stores deleted by Z.-1-96435)	(Home and auto supply stores deleted by Z.-1-96435)	(Home improvement/furnishings stores deleted by Z.-1-96435)
Repair and rental establishments	Restaurants	Retail stores
Service and repair establishments	Studios	Supermarkets
Video rental establishments	Brewing on Premises Establishment.(Z.-1-021027) Printing establishments	

<https://london.ca/sites/default/files/2024-02/Zoning%20By-law%20Section%2024.pdf>

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