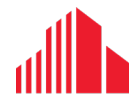




PRIME RETAIL/OFFICE/MEDICAL/DENTAL/SPA | **FOR LEASE**

# 995 GAINSBOROUGH ROAD

*London, ON N6H 5L4*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

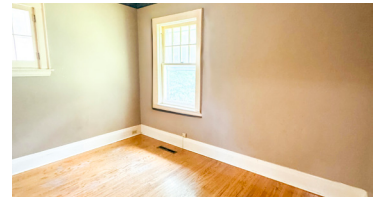


# ABOUT THE PROPERTY

Prime commercial/ retail/office/medical/dental/spa etc. space available for lease on Gainsborough Road

AVAILABLE SPACE	ASKING RENT
Approx. 1,300 SF	\$2,500 per month + property taxes + building insurance + utilities + HST (Approx. \$670 per month)

- **Main Floor:** Approx. 800 SF
- **Second Floor:** Approx. 500 SF
- **Zoning:** BDC - Permits a wide range of uses
- **Parking:** Available onsite at least 4 vehicles and free street parking
- Tenant looks after landscaping and snow removal
- Landlord willing to complete upgrades for qualified tenants (paint, flooring etc.)
- Just down the street from Walmart, Canadian Tire, LCBO, Winners, Marshalls, etc.
- Do not go direct to the building



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**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

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