

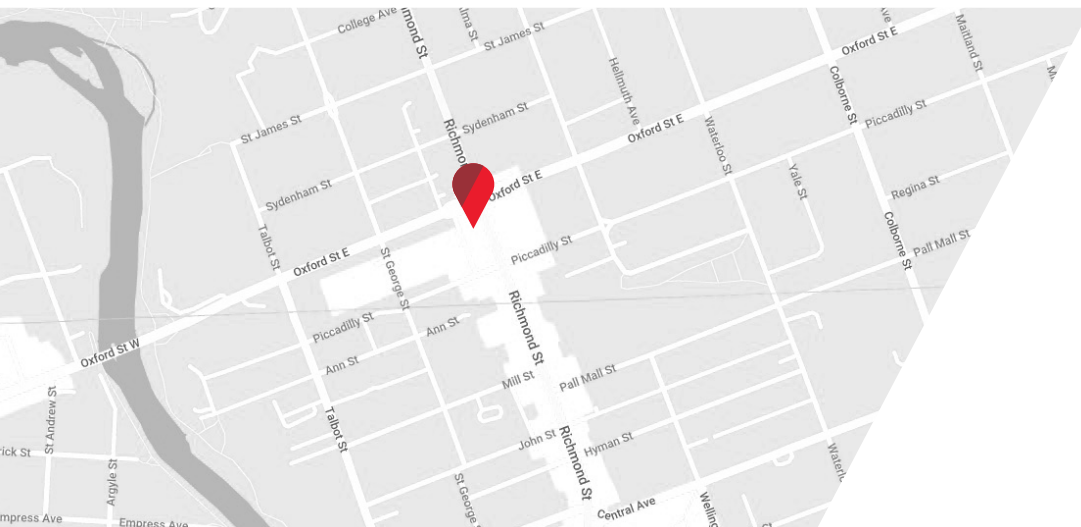


PRIME COMMERCIAL SPACE ON RICHMOND STREET | FOR LEASE

# 743

## RICHMOND STREET | UNITS 105-106

*London, ON N6A 3H2*



**CUSHMAN &  
WAKEFIELD**

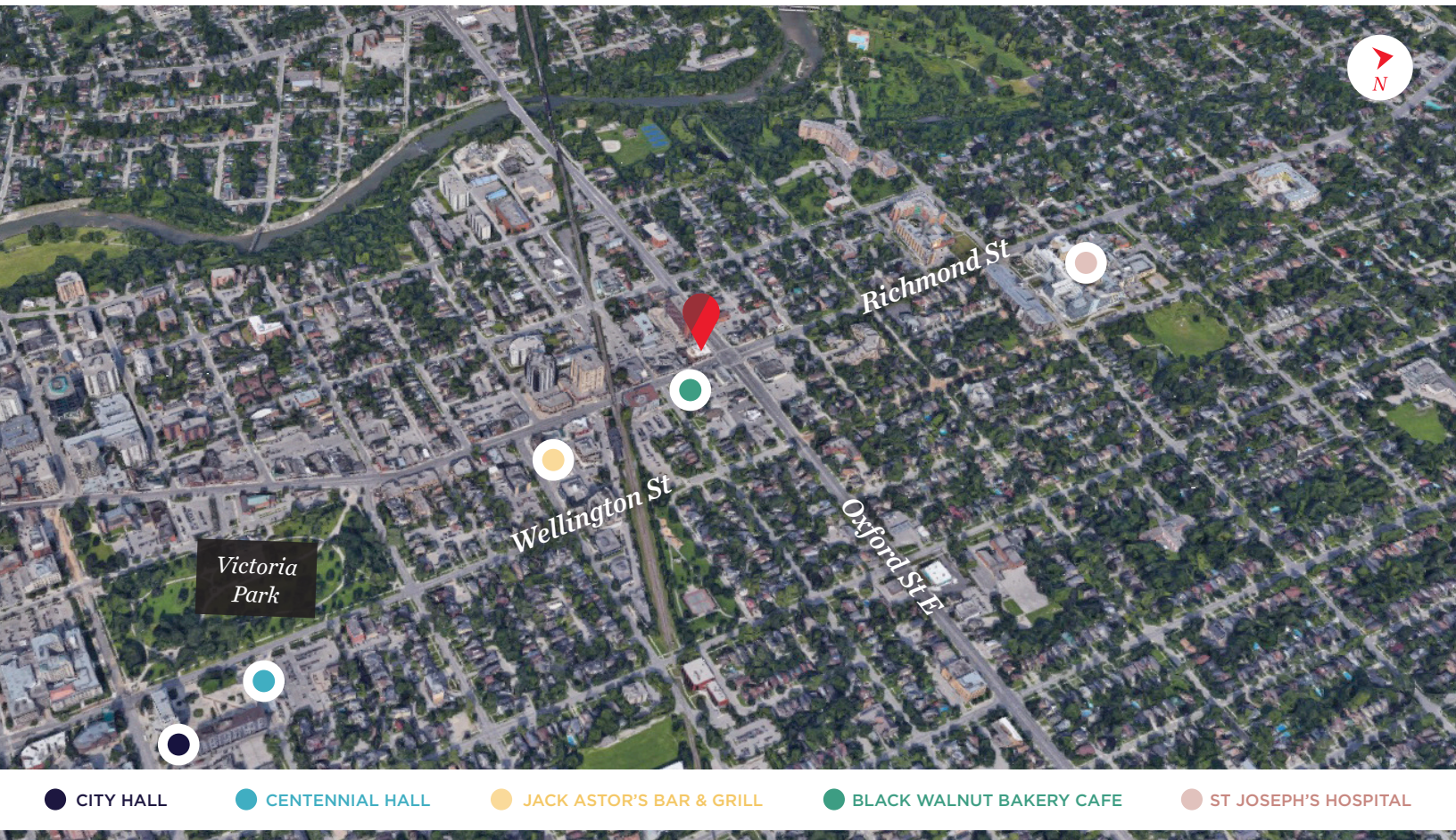
Southwestern Ontario

# ABOUT THE PROPERTY

Prime commercial space available for lease at the corner of Richmond Street and Oxford Street

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
105	1,700 SF	\$36.00 PSF Net	\$8.00 PSF (Est)
106	2,308 SF	\$36.00 PSF Net	\$8.00 PSF (Est)

- **Zoning: OR/BDC(1)** - permits a wide range of uses: retail, restaurants, personal service establishments, medical/dental, clinics, office, financial, grocery
- **Signage:** Signband available
- The 1<sup>st</sup> and 2<sup>nd</sup> floor space is interconnected with internal stairs and elevator
- Utilities separately metered in tenant's name
- An abundance of natural with large bright windows along both entire ends of the space
- Former Urban Outfitters
- Current tenants in the building include: Wine Rack, Your Highness and Fogged Up
- Excellent exposure to Oxford Street East and Richmond Street



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Southwestern Ontario

# PERMITTED USES

## BUSINESS DISTRICT COMMERCIAL (BDC(1)) ZONE (ANY USE PERMITTED IN THE BDC2 ZONE VARIATION)

### BUSINESS DISTRICT COMMERCIAL (BDC2) ZONE

Any use permitted in the BDC Zone variation	Community centres	Schools
Assembly halls	Funeral homes	Fire halls
Places of Worship	Institutions	

### BUSINESS DISTRICT COMMERCIAL (BDC) ZONE

Animal hospitals	Laboratories	Brewing on Premises Establishment
Apartment buildings, with any or all of the other permitted uses on the first floor	Laundromats	Food Store
Bake shops	Libraries	Animal Clinic
Clinics	Medical/dental offices	Convenience Store
Commercial recreation establishments	Offices	Post Office
Commercial parking structures and/or lots	Personal service establishments	Convenience service establishments
Converted dwellings	Private clubs	Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor
Day care centres	Restaurants	Bed and breakfast establishments
Dry cleaning and laundry depots	Retail stores	Antique store
Duplicating shops	Service and repair establishments	Police stations
Emergency care establishments	Studios	Artisan Workshop
Existing dwellings	Video rental establishments	Craft Brewery
Financial institutions	Lodging house class 2.(Z.-1-93172)	
Grocery stores	Cinemas	

<https://london.ca/sites/default/files/2022-08/Zoning%20By-law%20Section%2025.pdf>

### OFFICE RESIDENTIAL (OR) ZONE

Office-apartment buildings	Group Home Type 2	Lodging House Class 2; (Z.-1-93172)
Offices;(Z.-1-01908)	Medical/dental offices.(Z.-1-01908)	

<https://london.ca/sites/default/files/2021-01/Zoning%20By-law%20Section%2016.pdf>



**OR/BDC(1) ZONING PERMITTING  
A WIDE RANGE OF USES**



**STRATEGIC LOCATION IN  
DOWNTOWN LONDON**



**IN CLOSE PROXIMITY TO A  
VARIETY OF AMENITIES**

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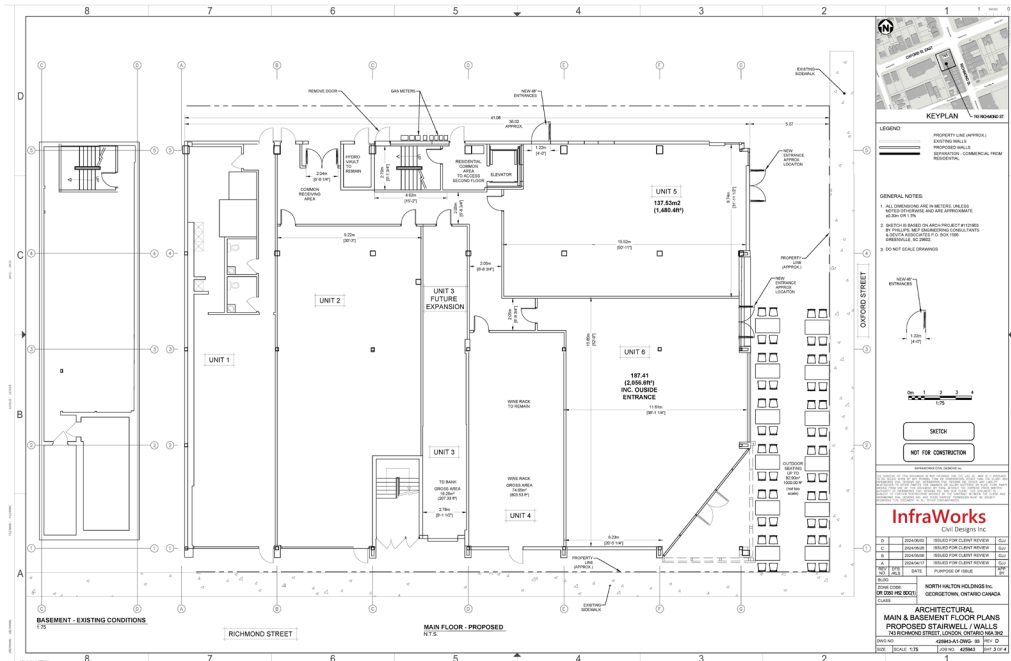
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# PROPERTY IMAGES & FLOOR PLAN



## MAIN FLOOR



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