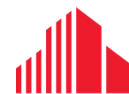
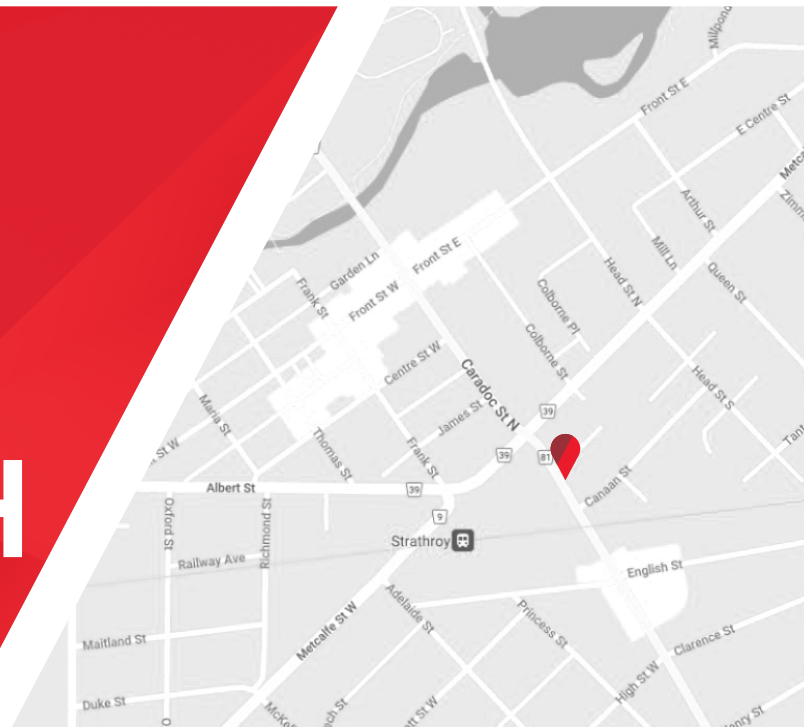




PRIME RETAIL/OFFICE/MEDICAL/DENTAL | FOR LEASE

# 29 CARDOC STREET SOUTH

*Strathroy, ON N7G 2N4*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



# ABOUT THE PROPERTY

Prime commercial/retail/office/medical/dental space available at the corner of Caradoc Street South and Concord Street

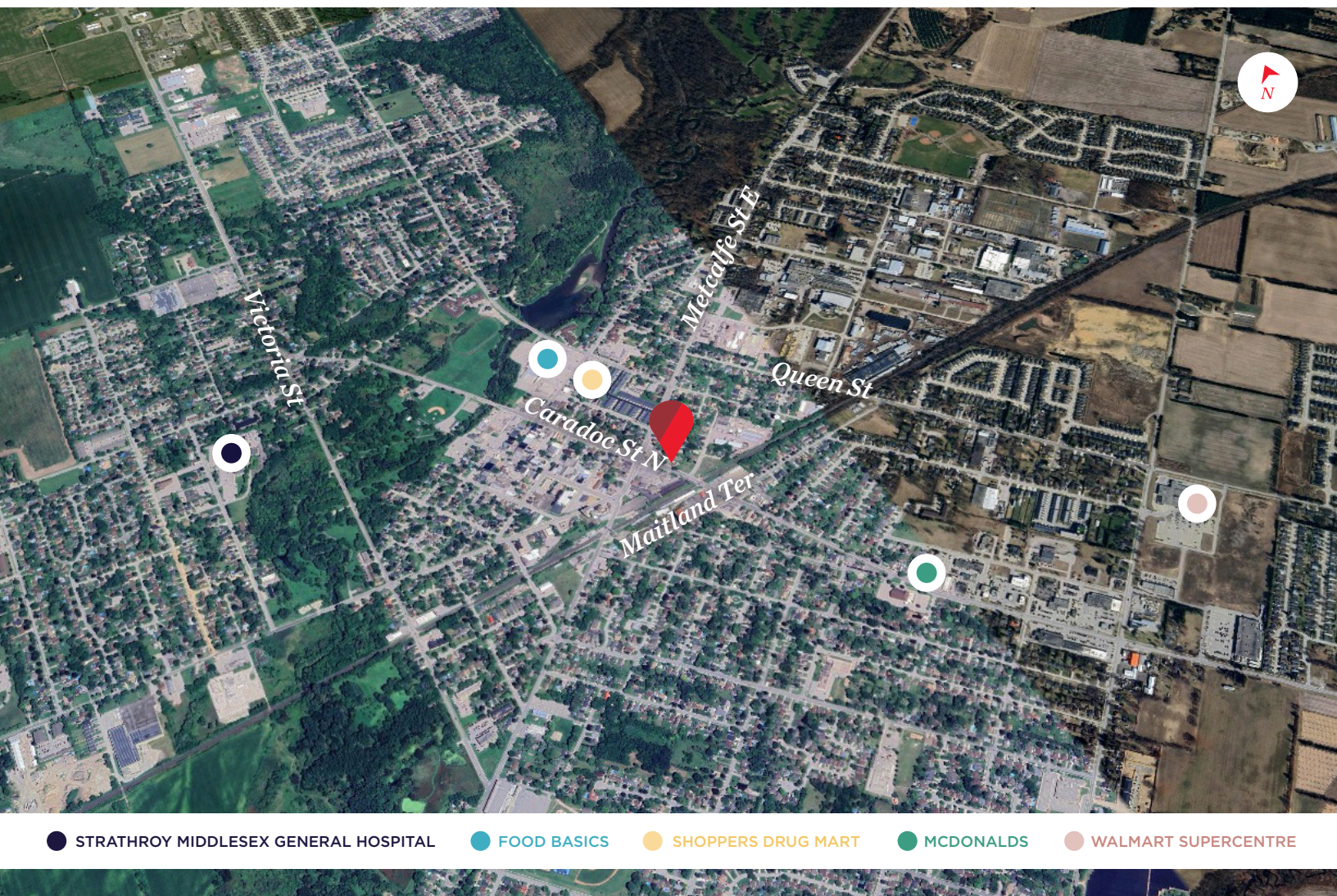
## AVAILABLE SPACE

Approx. 1,332 SF

## ASKING RENT

\$2,800 per month + utilities + HST

- **Zoning: R2** - permits a wide range of uses
  - » In the process of being updated to C1 - permits a wide range of uses
- **Parking:** Available for 4 to 6 vehicles
- All new interior look, parking area and sidewalks
- Higher ceilings, new floors, lights, washrooms etc.
- Landlord can build to suit for qualified tenants
- Building is planned to be completely updated and upgraded inside and out
- Utilities are separately metered in the Tenant's name
- Just down the street from Walmart, Canadian Tire, LCBO, Giant Tiger, Staples, etc.
- Do not go direct to the building



● STRATHROY MIDDLESEX GENERAL HOSPITAL

● FOOD BASICS

● SHOPPERS DRUG MART

● MCDONALDS

● WALMART SUPERCENTRE

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

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London, Ontario N6G 5C6  
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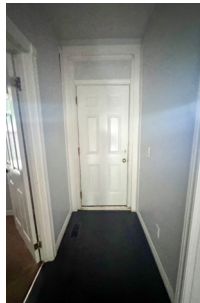
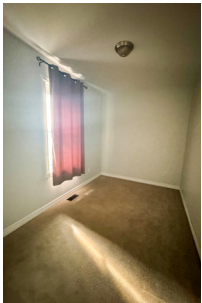
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# PROPERTY IMAGES | RENDERINGS



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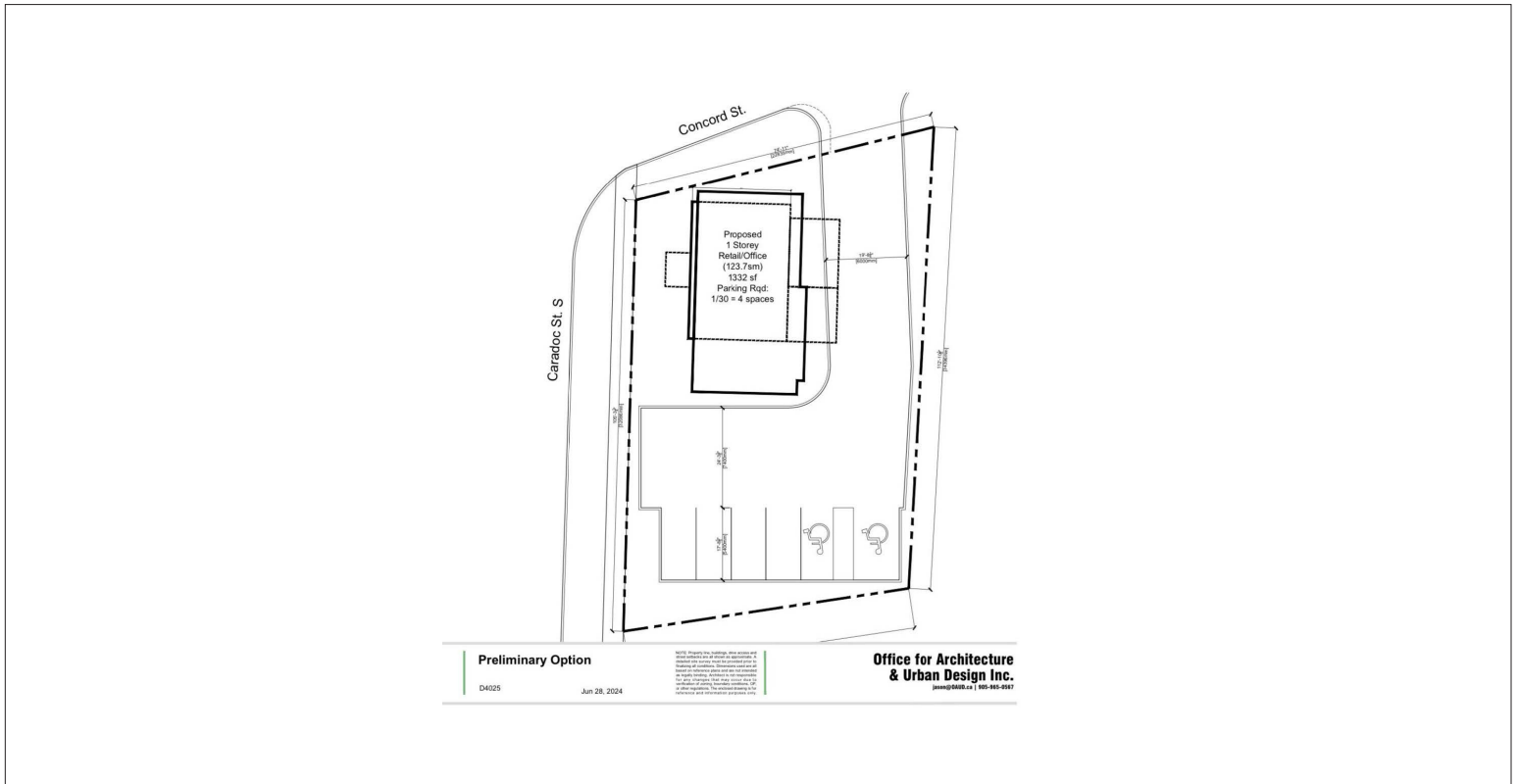
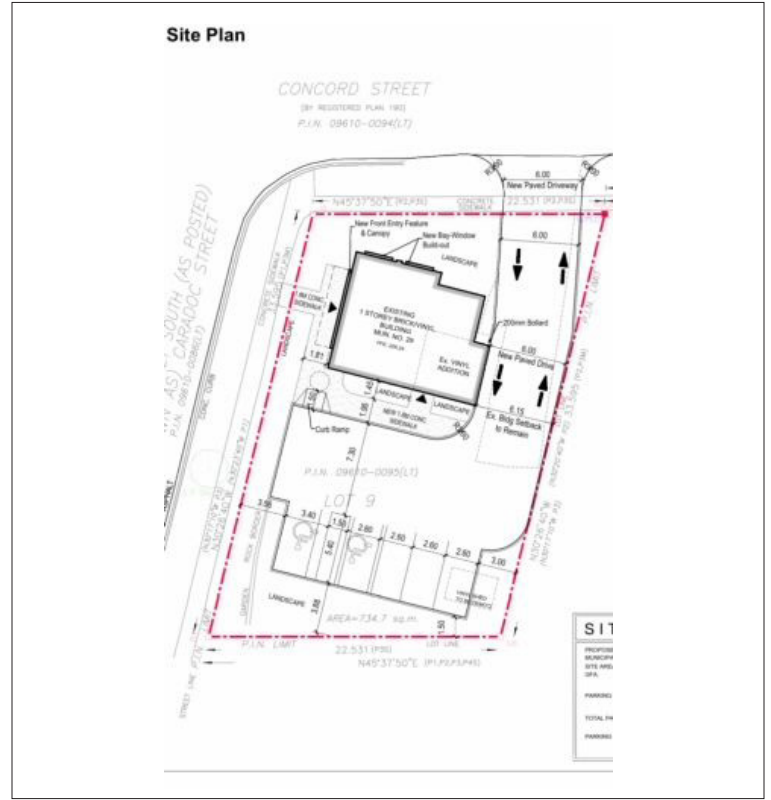
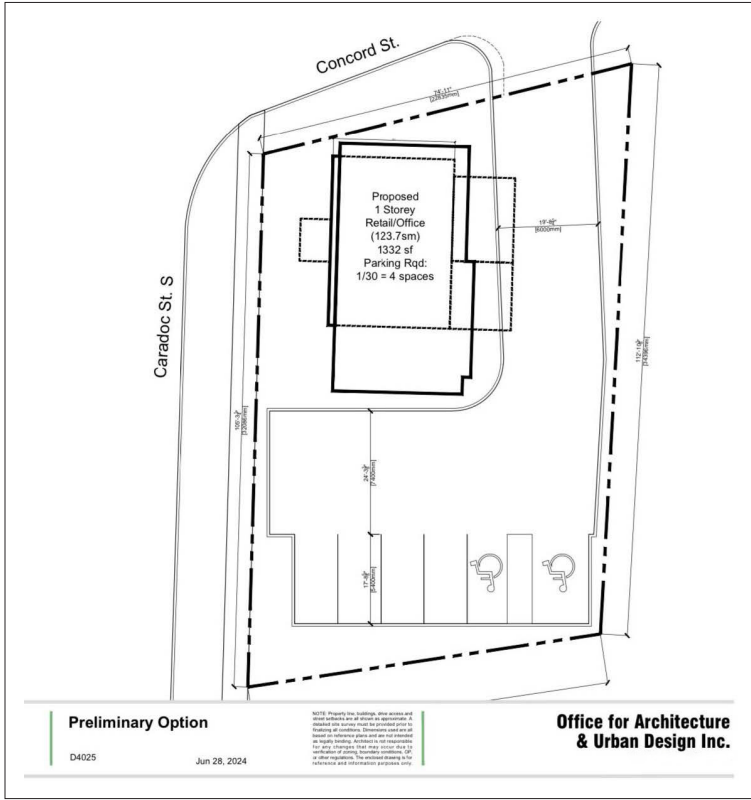
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# SITE PLAN



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