



16 **KEIL
DRIVE
SOUTH**

Chatham, ON N7M 6B7



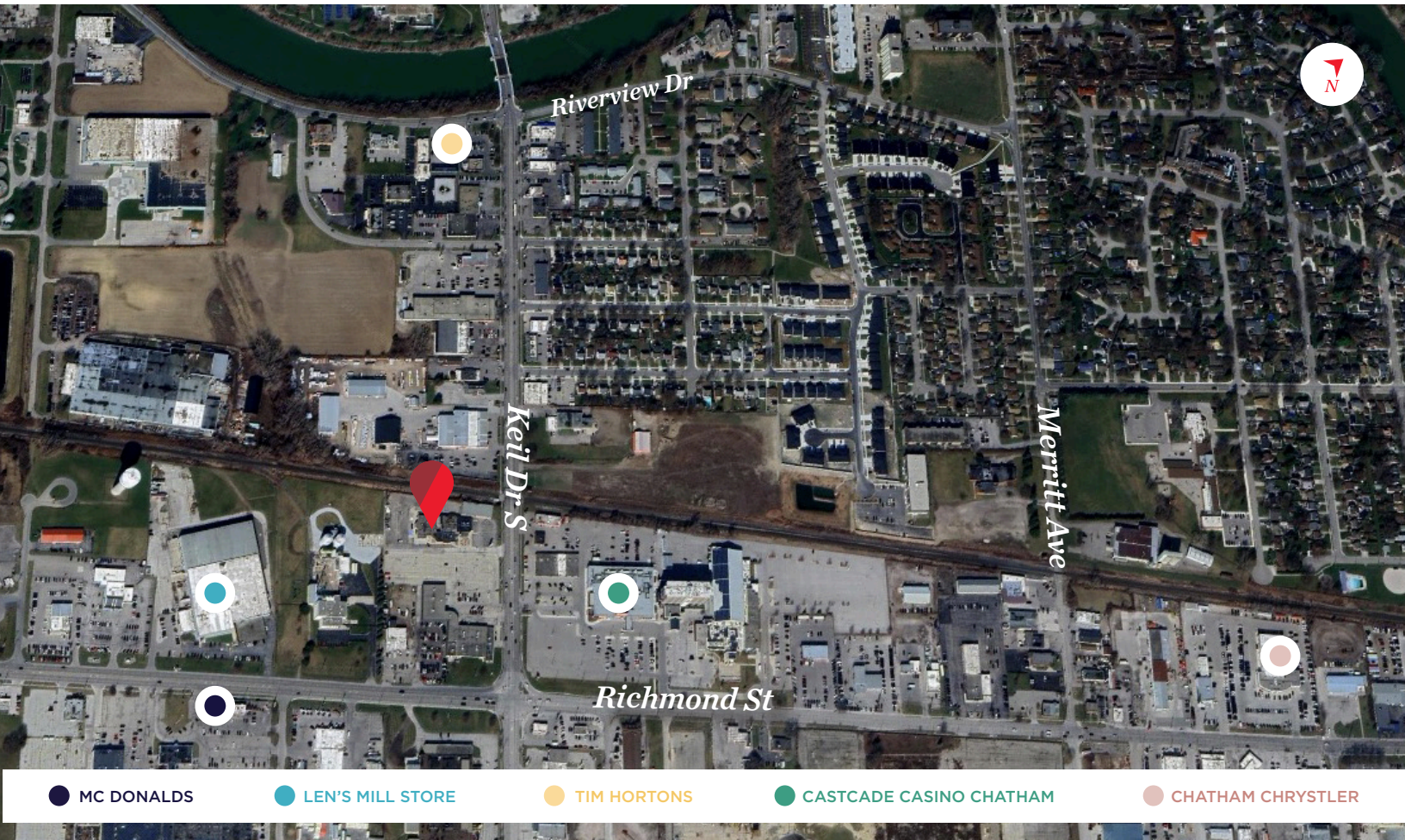
 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Prime commercial/office/retail space available for lease on Keil Drive South in Chatham

UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT
1	8,476 SF	\$3.95 PSF Net	\$4.50 PSF + utilities + HST (Est.)

- **Zoning:** UC(HC1) Highway Commercial First Density - permits a wide range of uses (see page 4 for details)
- **Parking:** Free spaces available on-site
- Space could be split into smaller units from 2,000 SF, 3,000 SF, 5,000 SF and Up
- Former Swiss Chalet space
- Excellent daily traffic count
- 2 Newer HVAC units installed on rear portion
- Located in close proximity to Home Hardware, Pizza Hut, Telus and across the street from Cascades Casino



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PROPERTY IMAGES



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PERMITTED USES

Highway Commercial First Density - UC(HC1)	
Adult Secondary School	Agricultural Service and Supply Establishment
Assembly Hall	Automobile Repair Shop
Automobile Sales and Service Establishment	Automobile Service Station
Bake Shop	Bank/Financial Institution
Beer/Liquor Store	Builder's Supply Yard
Call Centre	Car Wash, Automatic
Car Wash, Manual	Child Care Centre
Church	Clinic
Clinic, Veterinary	Club, Private
Commercial Entertainment and Recreational Establishment	Commercial School
Contractor's Yard	Cultural Facility
Dry Cleaning Establishment	Eating Establishment
Eating Establishment - Take Out	Funeral Home
Furniture Store	Gas Bar
Hotel/Motel	Laundromat
Mixed Use Commercial/Residential Building	Nursery
Office	Personal Service Establishment
Pet Shop	Print Shop
Public Storage	Rental Establishment
Retail Store	Retail Store - Convenience
Service or Repair Shop	Service Trade Establishment
Tavern	Taxi Establishment
Temporary Care Facility	Warehouse
Wholesale Establishment	
https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%20216-2009.pdf	

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