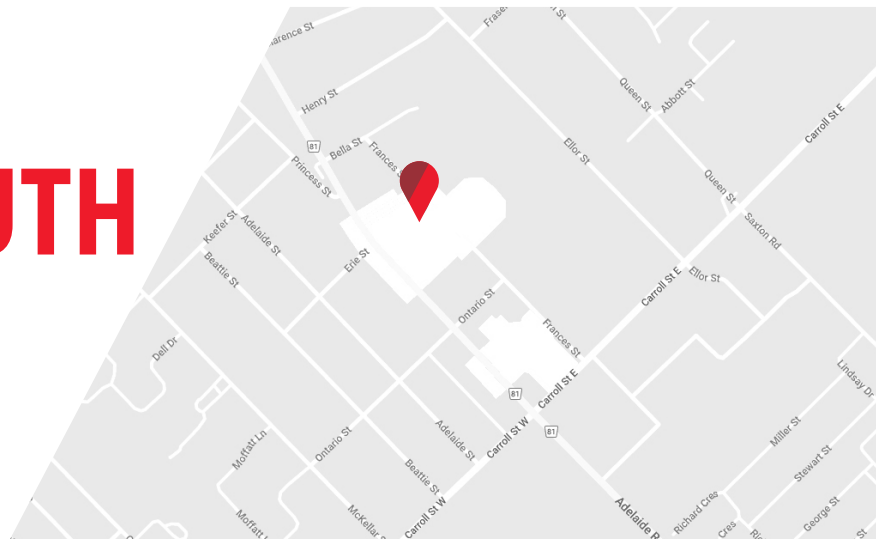




PRIME COMMERCIAL UNITS IN THE SOUTH END OF STRATHROY | **FOR LEASE**

323 CARADOC STREET SOUTH UNIT C4

Strathroy, ON N7G 2P4

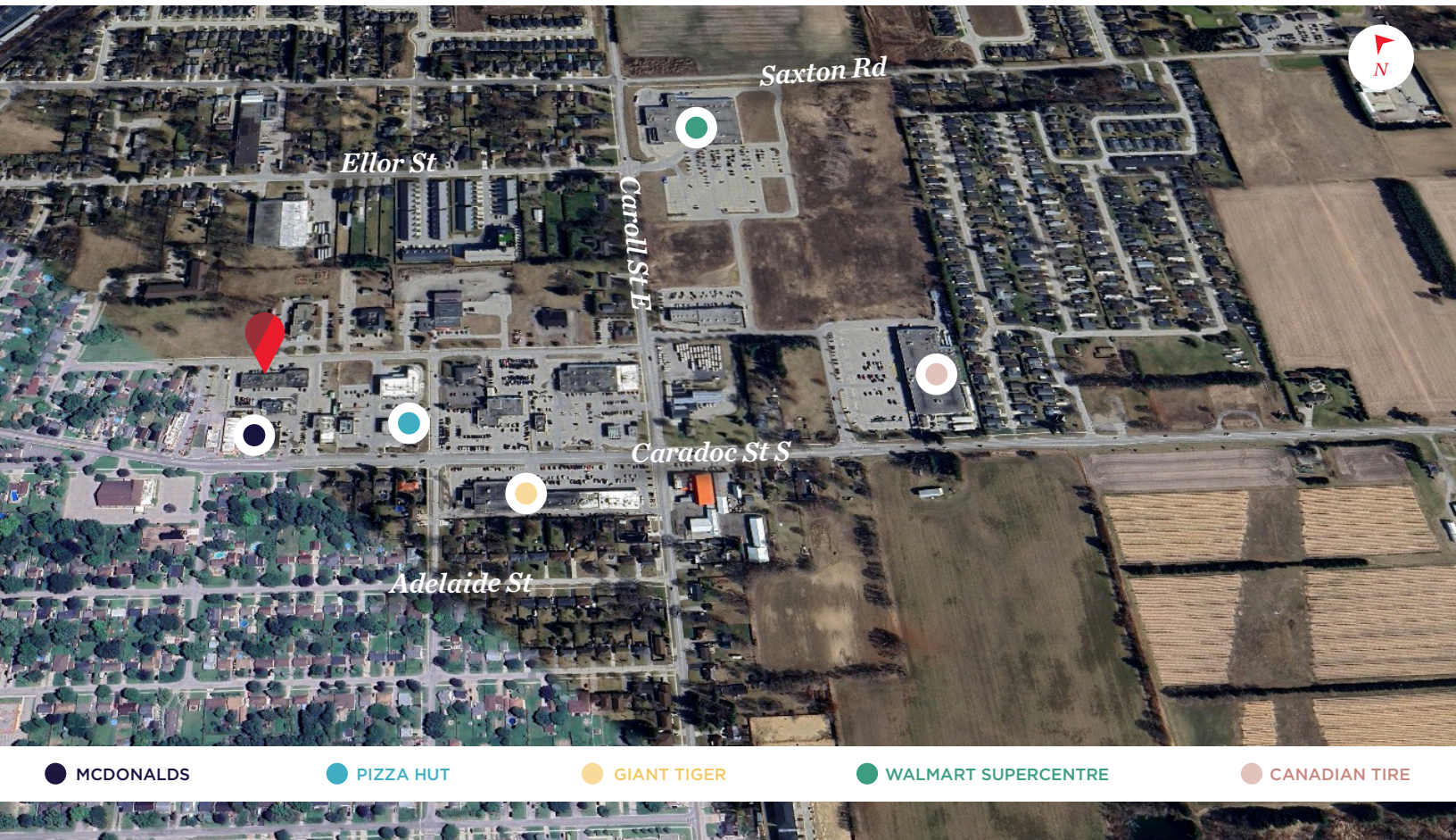


ABOUT THE PROPERTY

Prime commercial space for lease in the south end of Strathroy, ON

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT (TMI)
C4	Approx. 2,400 SF	\$20.00 PSF Net	\$9.00 PSF (Est.)

- **Zoning: C2-4** - permits a wide range of uses: retail, restaurants, offices, etc.
- Updated building facade
- Excellent exposure, signage and accessibility
- Utilities are separately metered in the tenant's name
- Inline unit available in one of the busiest plazas in Strathroy
- Former Shelby's Shawarma restaurant
- Well maintained and professionally managed plaza situated in the main commercial node of Strathroy
- Other tenants in the plaza include: Crabby Joes, M7M Meats, Popeyes, Subway, Stacked Restaurant, Dairy Queen, Shelys, Edward Jones, Dental office, TD, Pure Water, Luxury Nails, etc.
- Just down the street from Walmart, Canadian Tire, Staples, Giant Tiger etc.



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
Southwestern Ontario

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