



**CUSHMAN &  
WAKEFIELD**  
Southwestern Ontario

**FOR LEASE**

**174 HAMILTON ROAD**  
*London, ON*



## PRIME CENTRAL LONDON COMMERCIAL BUILDING

### NEW IMPROVED ASKING RENT

**\$14.00**  
PSF NET

### ADDITIONAL RENT

**\$6.50**  
PSF (Est.)

### AVAILABLE SPACE

**7,400**  
SF

**TYLER DESJARDINE**

*Sales Representative*

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**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
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# ABOUT THE PROPERTY

Prime central London commercial building for lease.

- **Asking Rent is escalating over the lease term**
- **Zoning:** BDC (35) - Permits a wide range of uses: restaurants, personal service establishments (hair salon), financial institution, clinics, medical/dental offices, grocery stores, bake shops, general retail stores, day care centres, commercial recreation establishments, labs, private clubs and much more etc.
- **Parking:** Plenty of spaces available on site for free
- Former international bakery and grocery store location
- The building is only approx. 8 years old
- Excellent exposure and street appeal
- Utilities are separately metered in the Tenant's name
- The front retail area of the building is the former store front grocery area and or open area. The middle section of the building includes a full kitchen and bakery area, that is fully equipped and the rear area of the building is used for storage, includes two drive in roll-up doors
  - » The shelving, hood and exhaust, walk-in coolers/freezers, a lot of cooking/bakery equipment are still installed in the space for the new tenant
- Located directly on Hamilton Road, just west of Adelaide Street



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