



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

21 ONTARIO STREET NORTH

Grand Bend, ON



COMMERCIAL/RETAIL/RESTAURANT/OFFICE/MEDICAL SPACES

ASKING RENT

**\$28.00 - \$34.00
PSF NET**

ADDITIONAL RENT

**\$10.00
PSF (EST.)**

ZONING

**COMMERCIAL-2 (C2) &
COMMERCIAL-10 (C10)**

TYLER DESJARDINE

Sales Representative

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**CUSHMAN & WAKEFIELD
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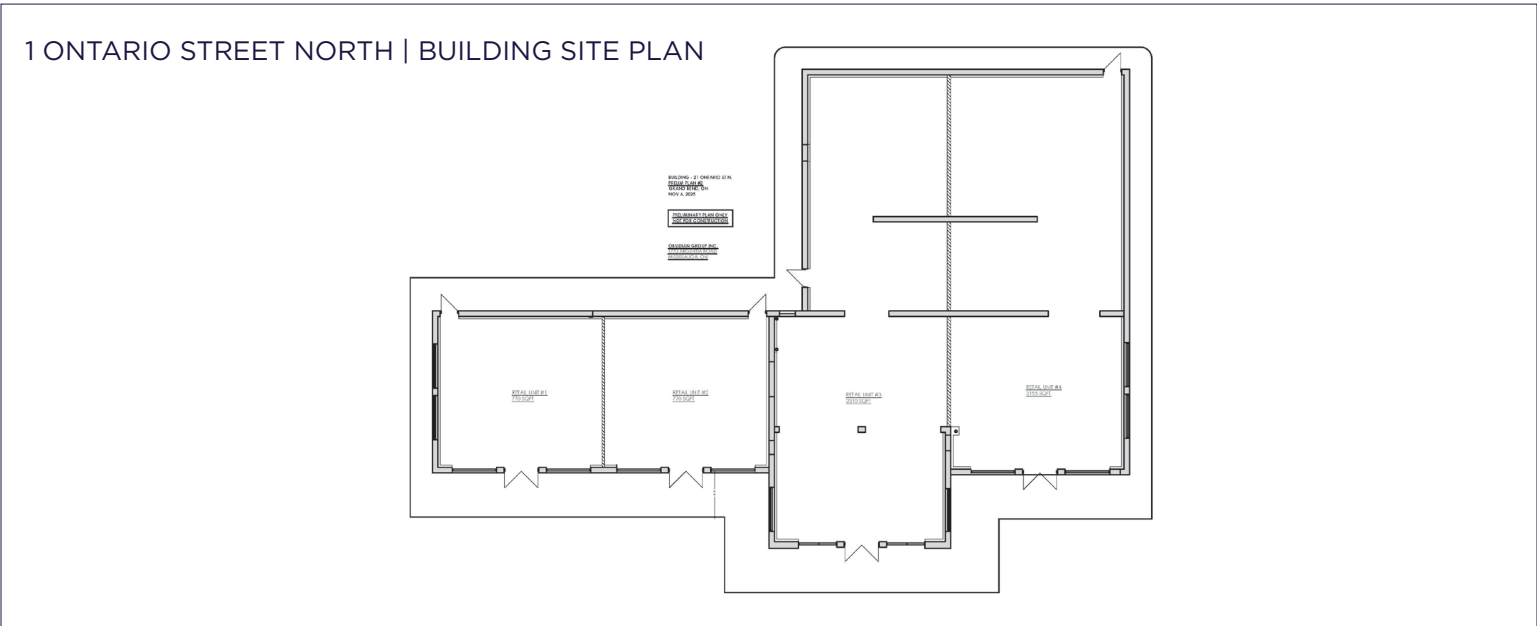
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ABOUT THE PROPERTY

Prime commercial space available for lease in Grand Bend, suitable for retail, restaurant, office, or medical use. The property is positioned along Ontario Street North near the intersection of Ontario Street North and Main Street East (Hwy 81), offering strong visibility at the main entry point to the Grand Bend strip and within a short walk of the beach. It is located beside the new Colonial Luxury Suites and occupies the former Beer Store site. The building façade is scheduled for upgrades, and the landlord is willing to build to suit to qualified tenants. A drive-thru option may be accommodated, subject to site plan approval. Direct exposure and convenient access to Ontario Street North, which carries a high volume of traffic. The full premises can be leased, or the landlord is open to dividing the building into smaller units to suit individual tenant needs.

- **Zoning:** Commercial-2 (C2) & Commercial-10 (C10)
- **Parking:** Plenty of free spaces available on-site

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1	Approx. 770 SF	\$34.00 PSF Net	\$10.00 PSF
2	Approx. 770 SF	\$34.00 PSF Net	\$10.00 PSF
1&2	Approx. 1,540 SF	\$32.00 PSF Net	\$10.00 PSF
3	Approx. 2,155 SF	\$30.00 PSF Net	\$10.00 PSF
4	Approx. 2,310 SF	\$30.00 PSF Net	\$10.00 PSF
3&4	Approx. 4,465 SF	\$28.00 PSF Net	\$10.00 PSF
1-4 (COMBINED)	Approx. 6,005 SF	\$28.00 PSF Net	\$10.00 PSF



PERMITTED USES

PERMITTED USES | COMMERCIAL-2 (C2)

Agricultural Implement Sales	Garden Centre	Place of Entertainment
Agricultural Service Establishment	Gas Bar	Private Club
Animal Hospital	Health Club	Restaurant
Auction Hall	Health/Recreational Facility	Restaurant Drive-In
Bake Shop	Hotel	Restaurant Drive Through Service Facility
Bakeries	Kennel	Restaurant Fast Food
Building or Contracting Establishment	Laundromat	Retail Food Store
Building Supply Establishment	Marine Sales and Service Establishment	Service and Repair Shop
Church	Motel	Travel Trailer Sales Establishment
Clinic	Motor Vehicle Sales Establishment	Veterinary Establishment
Commercial Recreation Establishment	Motor Vehicle Service Establishment	Retail Store on lands in the Commercial 2 Zones on Schedule "A-1" (B/L 30/07)
Commercial Storage	Motor Vehicle Repair Establishment	Bed & Breakfast Establishment in an Existing Single Detached Dwelling
Convenience Store	Motor Vehicle Washing Establishment	Dwelling Unit above a Permitted Use
Day Nursery	Office	Accessory Single Detached Dwelling Unit
Dry Cleaning Establishment	Parking Lot	Buildings, Structures and Uses Accessory to a Permitted Use
Funeral Home	Personal Service Establishment	

https://www.lambtongis.ca/ZoningPDFs/Lambton-Shores_ZBL.pdf

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PERMITTED USES

PERMITTED USES | COMMERCIAL-10 (C10)

Assembly Hall	Laundromat	Tavern
Bank	Merchandise Service Shop	Bed & Breakfast Establishment in an Existing Single Detached Dwelling
Clinic	Office	Dwelling Unit above a Permitted Commercial Use
Commercial Club	Parking Lot	Existing Accessory Single Detached Dwelling Units.
Commercial Recreation Establishment	Personal Service Shop	Buildings, Structures and Uses Accessory to a Permitted Use
Day Nursery	Private Club	a 19 m 2 food preparation trailer may be placed on the lands to which this by-law applies, being lands described as Lot 1, Plan 4 and known municipally as 68 Main Street West, Grand Bend, as a temporary use for 1 year, with a possible extension for one year at a time for a total of two additional years with Council approval, subject to the owner entering into a site plan agreement with the municipality before the trailer is placed on the lands. (B/L 15/14)
Dry Cleaning Depot	Restaurant	
Gaming Establishment	Restaurant Fast Food	
Hotel	Retail Store	

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