



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

1314 DUFFERIN AVENUE

Wallaceburg, ON



PRIME FREE STANDING RESTAURANT BUILDING

ASKING RENT

\$31.00
PSF NET

ADDITIONAL RENT

\$7.43
PSF (Est.)

AVAILABLE SPACE

1,249
SF

TYLER DESJARDINE

Sales Representative

519 438 5403

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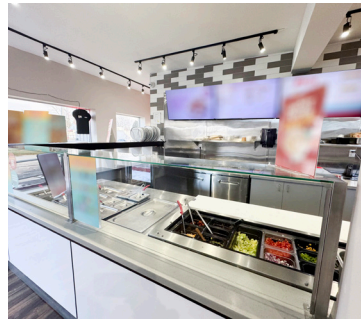
CUSHMAN & WAKEFIELD
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ABOUT THE PROPERTY

Prime commercial space for lease in Wallaceburg, Ontario. Located directly at the corner of Dufferin Avenue and First Street.

- **Asking Price: Approx. \$4,000 per month + HST + Utilities**
- **Zoning:** UC(HC1)
- **Parking:** Ample spaces for both customers and employees, making access convenient for everyone
- Multiple window fronts and prime signage opportunities
- Space is ideal for a wide range of commercial uses and businesses
- Currently operating as BarBurrito
 - » Hood and Exhaust is already installed in the building
- Utilities are separately metered in the Tenant's name
- Excellent exposure and accessibility
- Building offers exceptional visibility and access in a highly sought-after location
- A rare combination of immediate usability and long term flexibility
- This commercial space offers the perfect combination of location, space, and visibility for any business looking to establish or expand in Wallaceburg



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