



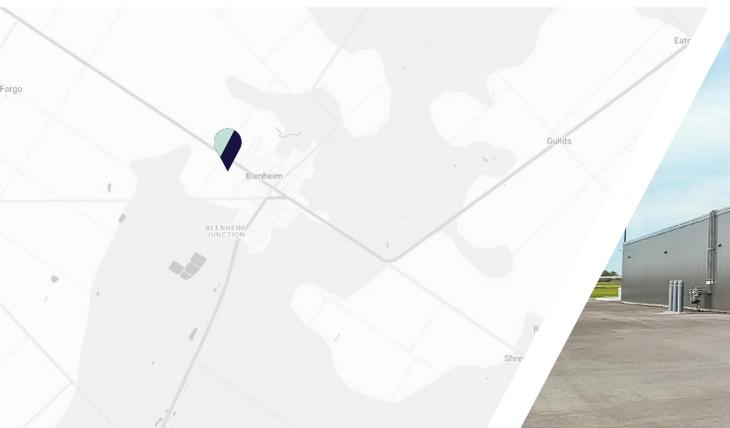
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SUBLEASE

364 CHATHAM STREET NORTH

Blenheim, ON



NEWLY BUILT BUILDING/SPACE AVAILABLE

ASKING RENT

**\$35.00
PSF NET**

ADDITIONAL RENT

**\$7.00
PSF (EST.)**

ZONING

UC(DC)-1614

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

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ABOUT THE PROPERTY

Prime commercial space available in Blenheim, Ontario. Newly built building/space. Ideal for any commercial/take-out restaurant/retail/office and several other uses.

- **Tenant pays their own separately metered utilities**
- **Zoning:** UC(DC)-1614 - permits a wide range of uses
- **Parking:** Plenty of on-site spaces available
- Property has excellent exposure and accessibility
- Landlord Could entertain demising the spaces down
- Units could also be combined for a total of 3,700 SF
- Located directly in behind McDonalds Restaurant beside Pet Valu, Dollarama, Sobeyes. Across the street from Tim Hortons and Canadian Tire

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1	1,850 SF	\$35.00 PSF Net	\$7.00 - \$9.00 PSF (Est.)
2	1,850 SF	\$35.00 PSF Net	\$7.00 - \$9.00 PSF (Est.)



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PROPERTY IMAGES



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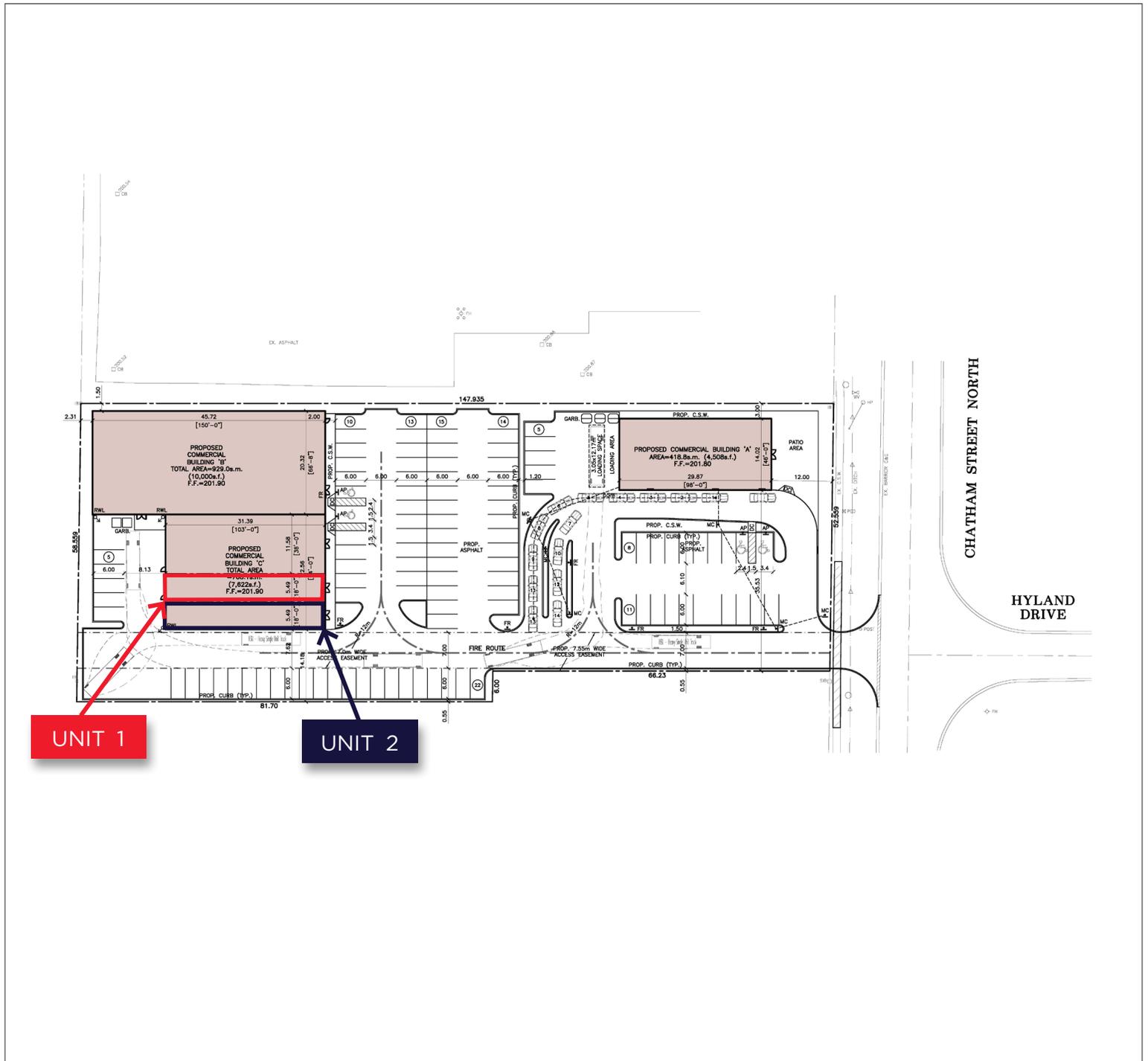
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SITE PLAN



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