



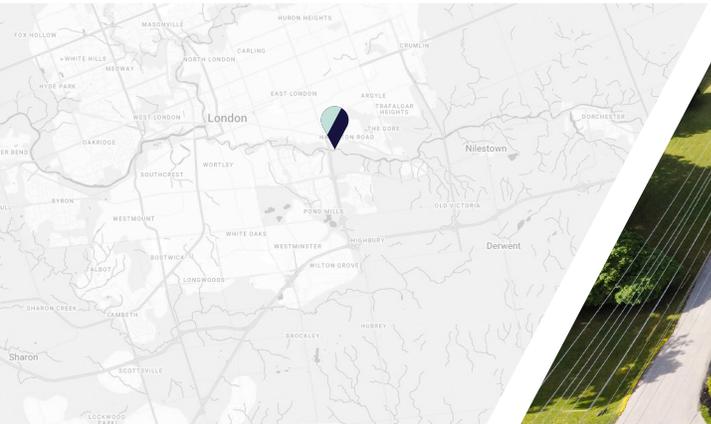
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

1003 HAMILTON ROAD

London, ON



PRIME RETAIL/OFFICE/MEDICAL/CLINIC/ASSEMBLY HALL/DAY CARE SPACE

ASKING RENT

**\$10.00-\$16.00
PSF NET**

ADDITIONAL RENT

**\$5.00
PSF (EST.)**

ZONING

AC2/AC3(2)

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

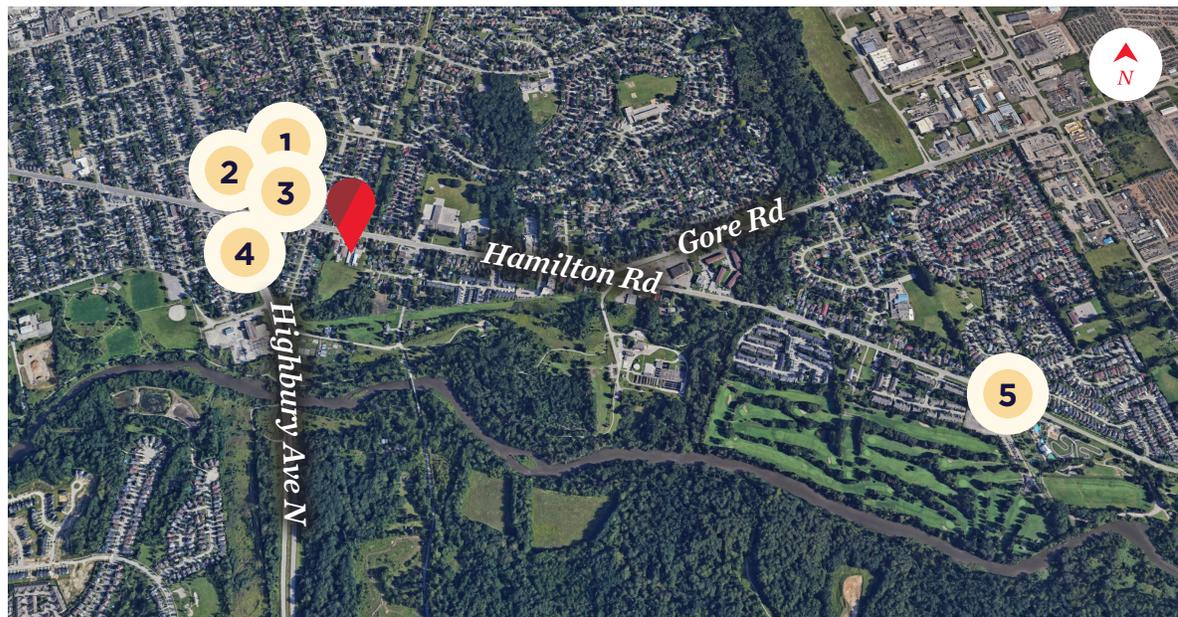
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ABOUT THE PROPERTY

Prime commercial/retail/office/medical/clinic/assembly hall/day care space available. Take advantage of this exceptional opportunity to lease a high-exposure commercial property located on Hamilton Road, in one of London's established arterial corridors

- **Tenant pays their own separately metered utilities**
- **Zoning:** AC2, AC3(2) - allows for a broad range of uses, such as: clinics, medical/dental offices, offices, personal service, assembly halls, place of worship, schools, commercial recreation, convenience stores, day care centre etc
- **Parking:** Plenty of space available at the rear of the building
 - » All cement/asphalt driveway and parking lot
- Hood and exhaust and grease trap are still in place on the main floor of the building in the Kitchen area, 4 washrooms
- 3 furnaces (2 in lower level and 1 on the roof). Air exchanger
- Solid Brick building, fenced rear yard
- Former banquet hall, restaurant, club
- Well maintained building
- The property offers excellent visibility, convenient access, and good surrounding demographics, making it ideal for a wide range of business or investment uses
- Located directly on Hamilton Road just east of Highbury Avenue
- Property is also available for sale

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
Main Floor	3,000 SF	\$16.00 PSF Net	\$5.00 PSF (Est.)
Lower Level	3,000 SF	\$10.00 PSF Net	\$5.00 PSF (Est.)
Entire Building	6,000 SF	\$13.00 PSF Net	\$5.00 PSF (Est.)



- 1 NO FRILLS
- 2 STARBUCKS
- 3 SHELL
- 4 MCDONALD'S
- 5 EAST PARK

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PROPERTY IMAGES



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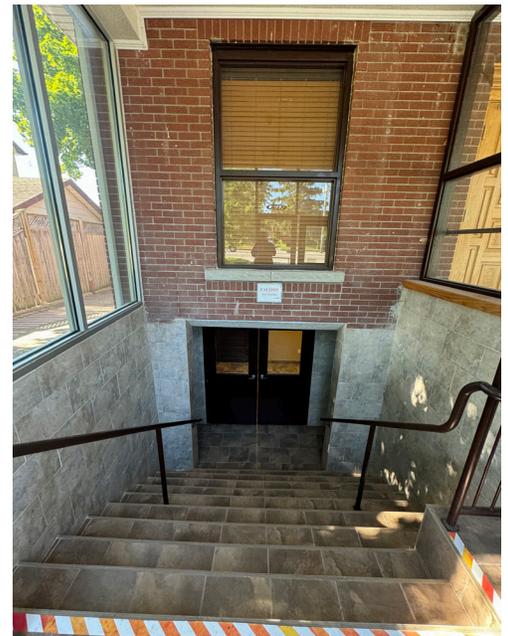
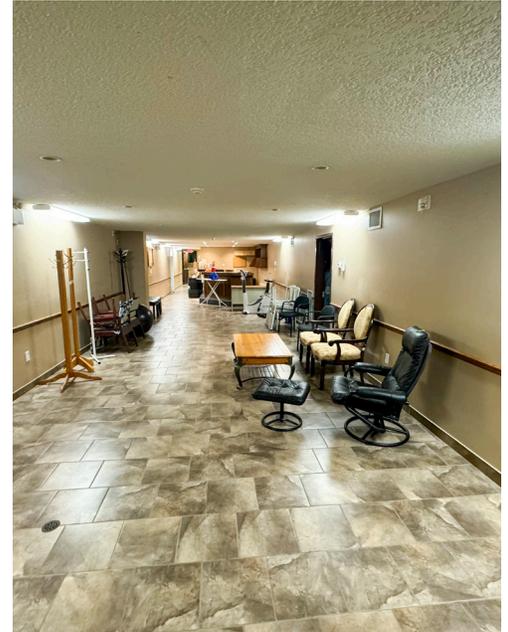
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