



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**1830 WHARNCLIFFE ROAD SOUTH  
UNIT 4**

*London, ON*



**PRIME RETAIL/OFFICE/RESTAURANT SPACE IN SOUTH LONDON**

**ASKING RENT**

**\$4,000.00**

PER MONTH GROSS

**AVAILABLE SPACE**

**1,000**

SF

**ZONING**

**ASA1(20)/**

**ASA2(13)/ASA3(13)**

**JAMESON LAKE**

*Sales Representative*

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**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**

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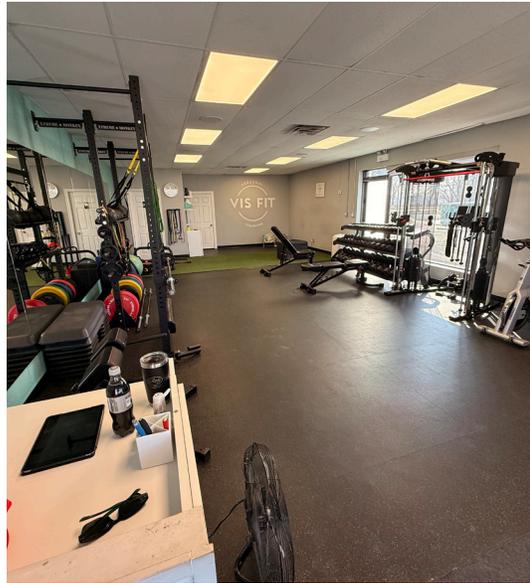
[www.cushwakeswo.com](http://www.cushwakeswo.com)

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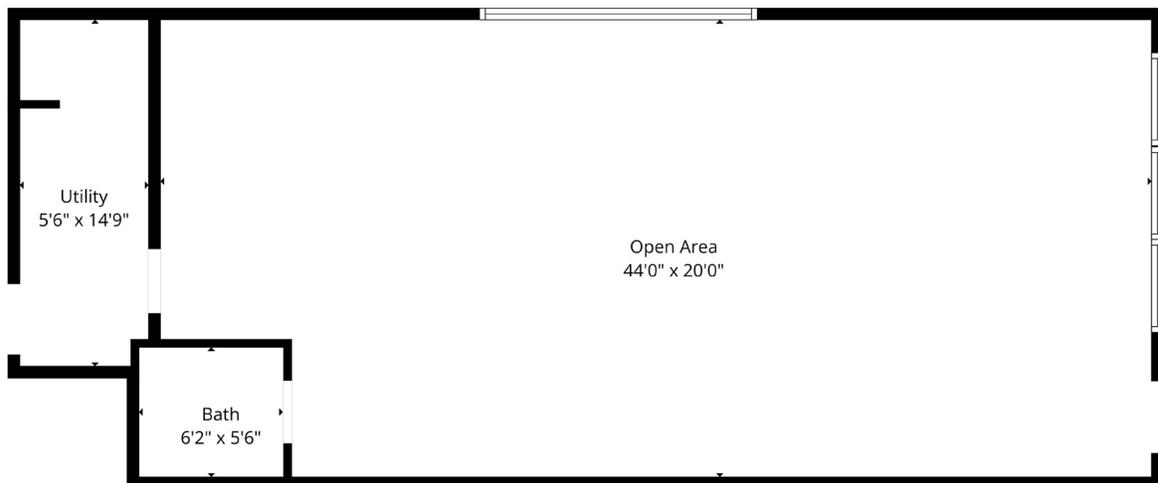
# ABOUT THE PROPERTY

Prime retail, office, or restaurant space available at one of the city's busiest intersections in South London. This unit is offered at a competitive semi gross lease rate of \$4,000 per month + HST and utilities. Strategically located near major traffic routes in a rapidly expanding area with thousands of new residential units and prominent retailers nearby, including a future Walmart directly across the street. Currently configured as a personal fitness training studio, the space can be easily adapted for office, retail, or restaurant use.

- **Zoning:** ASA1(20), ASA2(13), ASA3(13) - allows for a wide range of commercial applications, presenting an excellent opportunity to capitalize on high visibility and strong growth in the surrounding area.
- **Parking:** Available on-site
- **Signage:** Pylon and signband available with excellent exposure directly facing Wharncliffe Road South



## FLOOR PLAN | UNIT 4



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