

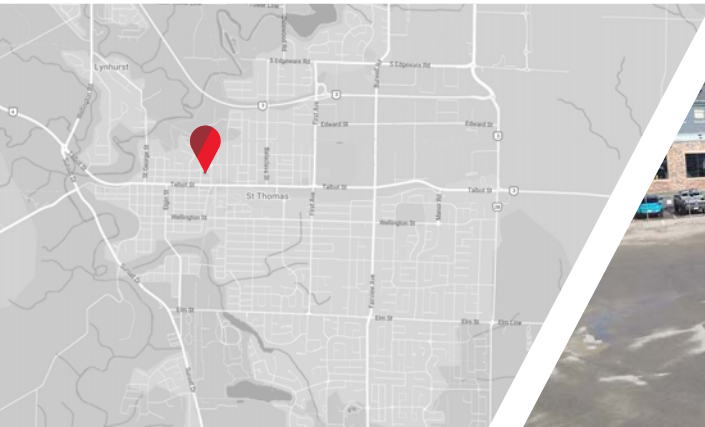


**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

FOR LEASE

41 MONDAMIN STREET

St. Thomas, ON



PRIME COMMERCIAL PLAZA UNDER NEW OWNERSHIP

ASKING RENT

**\$10.00-\$18.95
PSF NET**

ADDITIONAL RENT

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

ZONING

C2-7

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

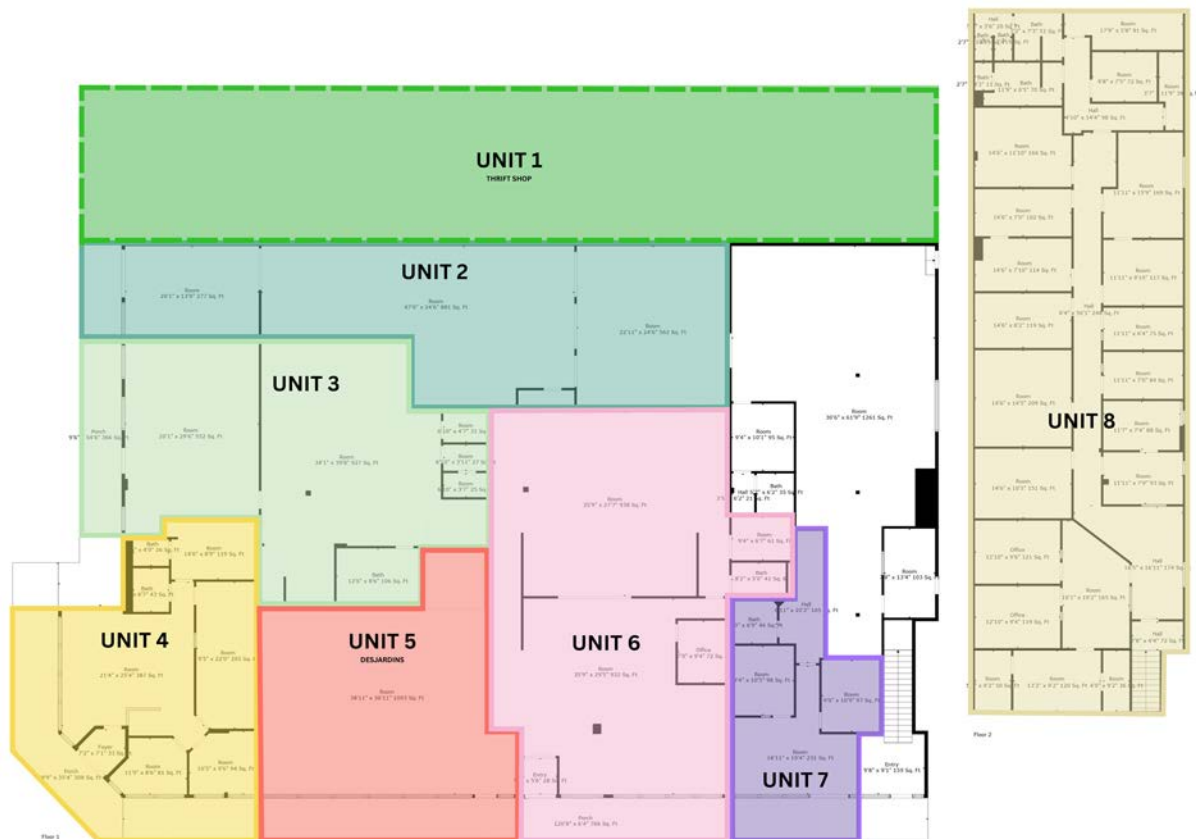
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ABOUT THE PROPERTY

Strategically located at the corner of Mondamin Street & Scott Street, the property benefits from strong visibility and convenient access. Minutes from the Talbot Street commercial corridor, City Hall, and the Public Library, placing your business in the center of a vibrant and established community.

- **Tenant pays their own separately metered utilities**
- **Zoning:** C2-7 - permits a wide range of uses
- **Parking:** 65 free on-site spaces
- **Signage:** Signband available
- Units can be combined for larger spaces as well.
- Property Highlights: Flexible unit sizes, high visibility corner, Easy access, ongoing property upgrades, competitive leasing incentives, good signage, busy and established neighbourhood.
- Other Tenants in the plaza include: Desjardins Insurance, Gisela's Thrift Shop, etc.
- This well-positioned commercial plaza offers an excellent opportunity for businesses looking to establish or expand in downtown St. Thomas.
- The plaza is currently undergoing extensive upgrades, with improvements designed to enhance both curb appeal and tenant experience. Ownership is motivated & offering attractive leasing incentives for qualified tenants.

	UNIT 2	UNIT 3	UNIT 6	UNIT 7	UNIT 8
Total Area	3,300 SF	1,700 SF	2,400 SF	750 SF	3,456 SF (2nd floor space)
Asking Rent	\$17.50 PSF Net	\$18.95 PSF Net	\$17.50 PSF Net	\$18.95 PSF Net	\$10.00 PSF Net



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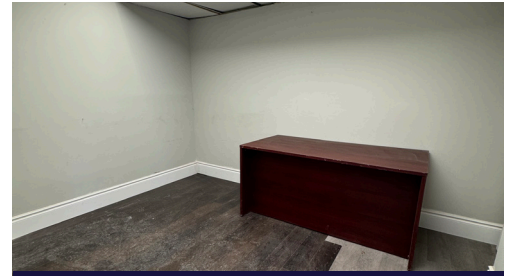
PROPERTY IMAGES



UNIT 2



UNIT 2



UNIT 2



UNIT 3



UNIT 3



UNIT 3



UNIT 6



UNIT 6



UNIT 6



UNIT 7



UNIT 7



UNIT 7



UNIT 8



UNIT 8



UNIT 8

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