



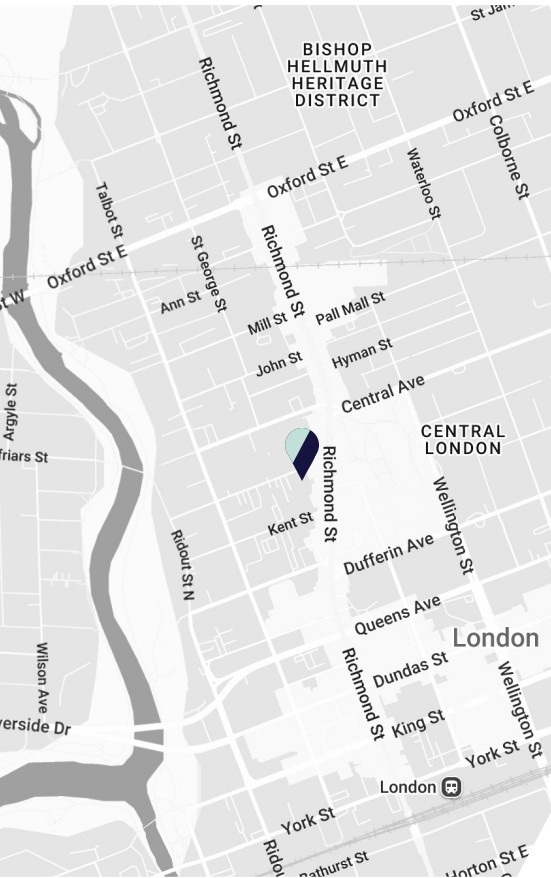
CUSHMAN & WAKEFIELD

Southwestern Ontario

FOR LEASE

181 ALBERT STREET, 2ND FLOOR

London, ON



PRIME RETAIL/OFFICE SPACE IN DOWNTOWN LONDON

ASKING RENT

\$14.00
PSF NET

ADDITIONAL RENT

\$12.15
PSF (Est.)

AVAILABLE SPACE

APPROX.
1,233 SF

TYLER DESJARDINE

Sales Representative

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ABOUT THE PROPERTY

Prime commercial/retail/office space available for lease in downtown London. Currently built out as a salon and spa space featuring large windows with abundant natural light.

- **Approx. \$2,686 per month + Utilities + HST**
- **Zoning:** R9-7*H24/OC7/RO - permits a wide range of uses
- Excellent signage and exposure
- Utilities are separately metered in the Tenant's name
- Available January 1st, 2026

PERMITTED USES | RESIDENTIAL ZONE (R9-7)

| | |
|---|--|
| Apartment buildings | Lodging house class 2; (Z.-1-93172) |
| Senior citizens apartment buildings | Handicapped persons apartment buildings |
| Continuum-of-care facilities. (Z.-1-01915) | SEE (R9-7) ZONE VARIATION DETAILS FOR ADDITIONAL PERMITTED USES |
| https://london.ca/sites/default/files/2025-07/Zoning%20By-law%20Section%2013.pdf | |

PERMITTED USES | RESTRICTED OFFICE ZONE (RO)

| |
|---|
| Offices, professional |
| https://london.ca/sites/default/files/2024-07/Zoning%20By-law%20Section%2018.pdf |

PERMITTED USES | OFFICE CONVERSION ZONE (OC7)

| |
|---|
| Business service establishments |
| Medical/dental offices |
| Personal service establishments |
| Studios |
| Dwelling units |
| Offices |
| Restaurants, eat-in |
| Financial institutions (Z.-1-91014) |
| https://london.ca/sites/default/files/2024-10/Zoning%20By-law%20Section%2017.pdf |



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