



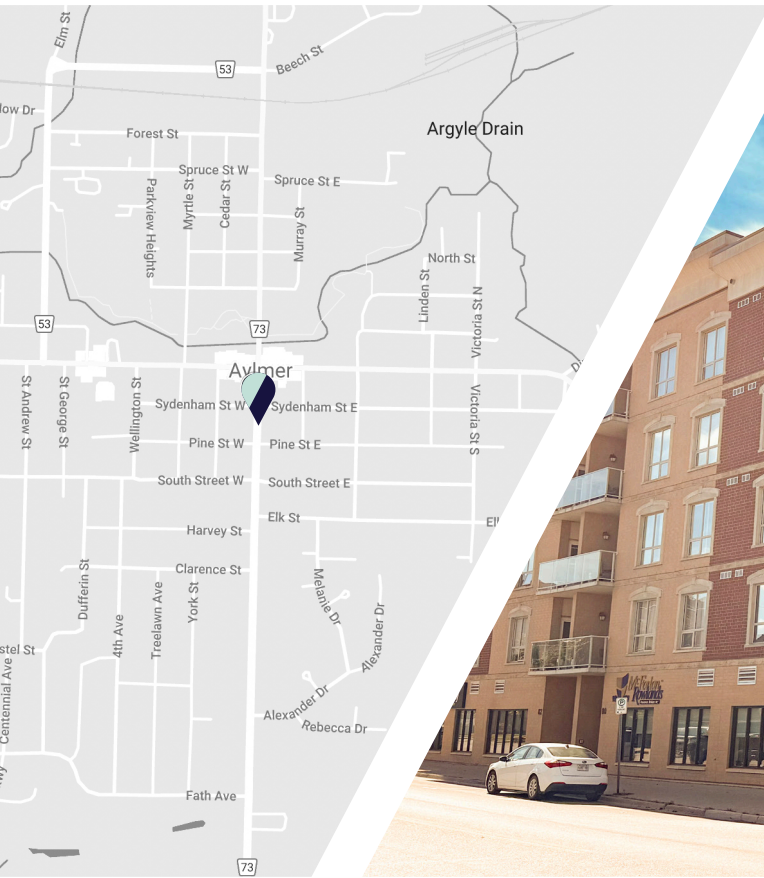
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

82 JOHN STREET SOUTH

Aylmer, ON



PRIME RETAIL/OFFICE/MEDICAL/DENTAL OFFICE SPACE

ASKING RENT

\$16.00
PSF NET

ADDITIONAL RENT

\$6.50
PSF (Est.)

AVAILABLE SPACE

1,679
SF

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

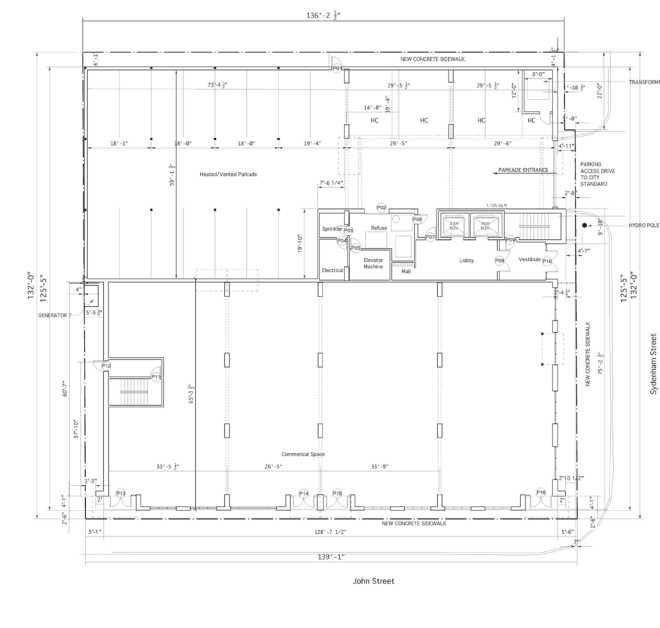
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

©2026 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

ABOUT THE PROPERTY

Prime retail/office/commercial/medical/dental office space available for lease in downtown Aylmer. High Profile location. Located at the corner of Sydenham Street and John Street, just south of the Aylmer main street.

- **Zoning:** C1-1: Allows for a broad range of uses - Office, Retail, restaurants, medical, dental etc.
- **Parking:** Plenty of free spaces
 - » Street parking or municipal parking lot across the street
- Only one unit remaining
- 39-unit residential condo building directly above the commercial space
- Hydro is separately metered
- Fully sprinklered space and 24hr monitored
- Excellent street exposure
- The owner is also able to Build to Suit for qualified tenants
- Other Tenant currently in the Building: McFarlan Rowlands Insurance



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

CUSHMAN & WAKEFIELD
 Southwestern Ontario