

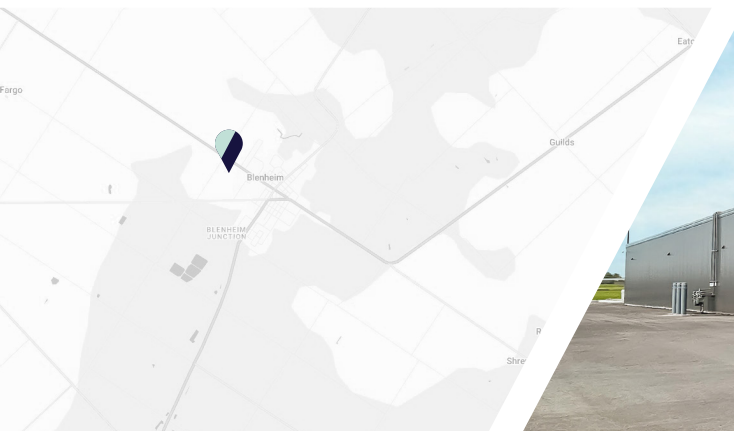
**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SUBLEASE**

**364 CHATHAM STREET NORTH**

*Blenheim, ON*



## NEWLY BUILT BUILDING/SPACE AVAILABLE

### ASKING RENT

**\$35.00  
PSF NET**

### ADDITIONAL RENT

**\$7.00  
PSF (EST.)**

### ZONING

**UC(DC)-1614**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

[tyler.desjardine@cushwakeswo.com](mailto:tyler.desjardine@cushwakeswo.com)

**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

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# ABOUT THE PROPERTY

Prime commercial space available in Blenheim, Ontario. Newly built building/space. Ideal for any commercial/take-out restaurant/retail/office and several other uses.

- **Tenant pays their own separately metered utilities**
- **Zoning:** UC(DC)-1614 - permits a wide range of uses
- **Parking:** Plenty of on-site spaces Available
- Property has excellent exposure and accessibility
- Landlord Could entertain demising the spaces down. Units could also be combined for a total of 3,700 sq.ft
- Located directly in behind McDonalds Restaurant beside Pet Valu, Dollarama, Sobeyes. Across the street from Tim Hortons and Canadian Tire

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1	1,850 SF	\$35.00 PSF Net	\$7.00-\$9.00 PSF (Est.)
2	1,850 SF	\$35.00 PSF Net	\$7.00-\$9.00 PSF (Est.)



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# PROPERTY IMAGES



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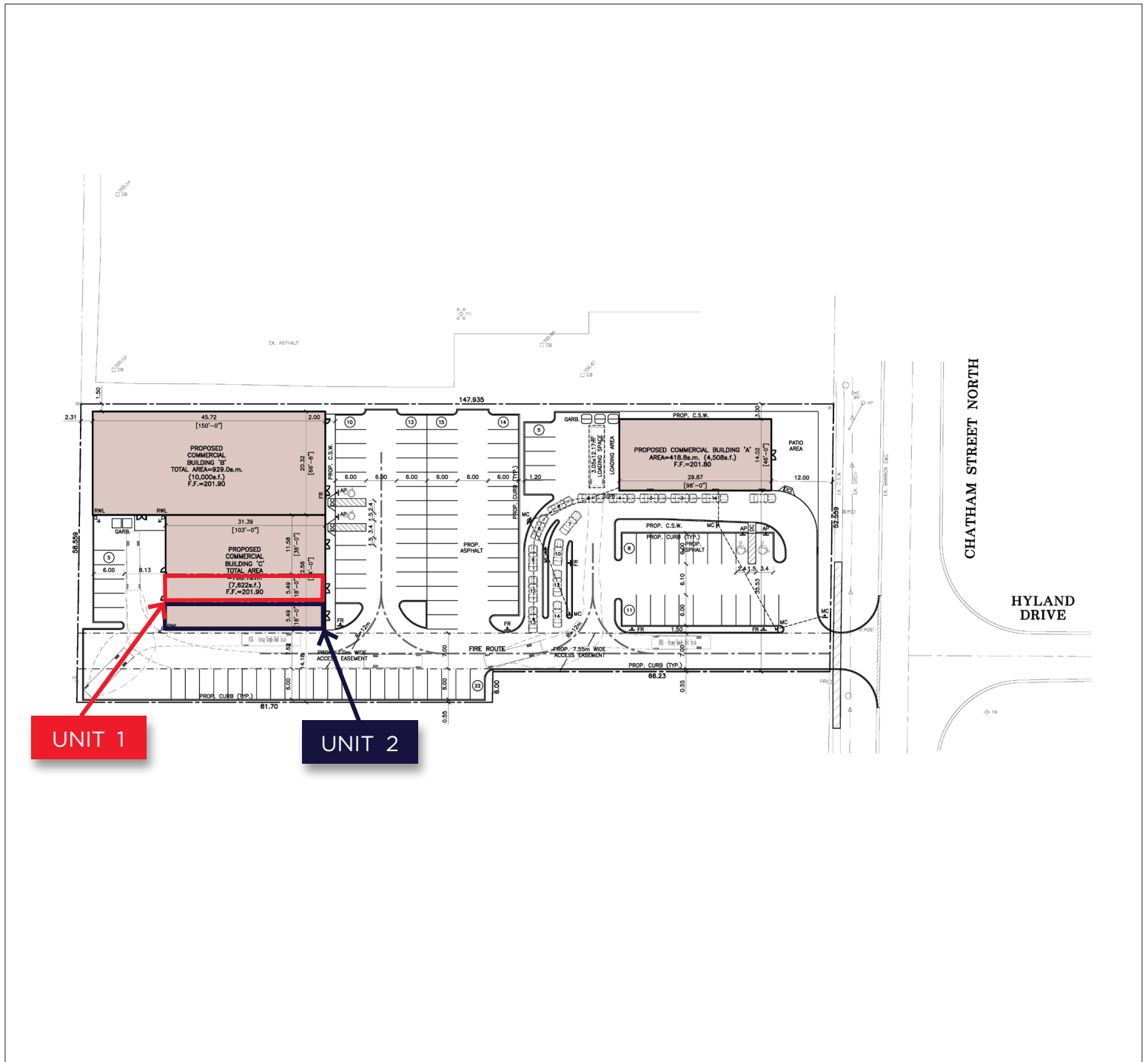
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# SITE PLAN



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