



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

174 HAMILTON ROAD

London, ON



PRIME CENTRAL LONDON COMMERCIAL BUILDING

NEW IMPROVED

ASKING RENT

\$18.00 PSF NET

ADDITIONAL RENT

\$6.50

PSF (Est.)

AVAILABLE SPACE

7,400

SF

TYLER DESJARDINE

Sales Representative

519 438 5403

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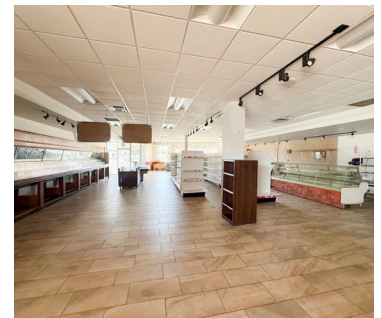
**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
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ABOUT THE PROPERTY

Prime central London commercial building for lease. Former Grocery store location.

- The Net Rent will escalate over the Lease term
- Zoning: BDC (35) - Permits a wide range of uses: restaurants, personal service establishments (hair salon), financial institution, clinics, medical/dental offices, grocery stores, bake shops, general retail stores, day care centres, commercial recreation establishments, labs, private clubs and much more etc.
- Parking: Plenty of spaces available on site for free
- Former International Bakery & grocery store location
- The Building is only approx. 8 years old
- Excellent exposure and street appeal
- Utilities are separately metered in the Tenant's name
- The front retail area of the building is the former store front grocery area and or open area. The middle section of the building includes a full kitchen and bakery area, that is fully equipped and the rear area of the building is used for storage, includes two drive in roll-up doors
 - » The shelving, hood and exhaust, walk-in coolers/freezers, a lot of cooking/bakery equipment are still installed in the space for the new tenant
- Located directly on Hamilton Road, just west of Adelaide Street



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