

# 744 Adelaide Street N

LONDON | ONTARIO



13,815 SQ. FT. OF COMMERCIAL SPACE AVAILABLE FOR LEASE

**Rick Spencer\*\***

Vice President  
rick.spencer@cbre.com  
D 519 286 2005  
C 519 476 2002

**Christina Shore\***

Senior Sales Associate  
christina.shore@cbre.com  
D 519 286 2021  
C 519 777 6342

**CBRE**

\*\*Broker, \*Sales Representative

# PROPERTY INFORMATION

13,815 Sq. Ft. of commercial space located near the corner of Adelaide St N / Oxford St E. 26,000 vehicles per day along Adelaide Street. Former Sunripe location. Building includes one truck level shipping door and ample on-site parking. Building can be demised.

AVAILABLE SQ. FT.      Second Floor: 1,764 Sq. Ft.  
Main Floor: 12,051 Sq. Ft.  
Total: 13,815 Sq. Ft.

CEILING HEIGHT      Up to 16 Ft.

SHIPPING      One truck level door

PARKING      Approximately 79 spots

ZONING      AC4  
Uses include (not limited to):

- Day care centre
- Emergency care
- Bake shop
- Clinic
- Food store
- Financial
- Medical / dental
- Personal service
- Restaurant
- Retail
- Offices and more

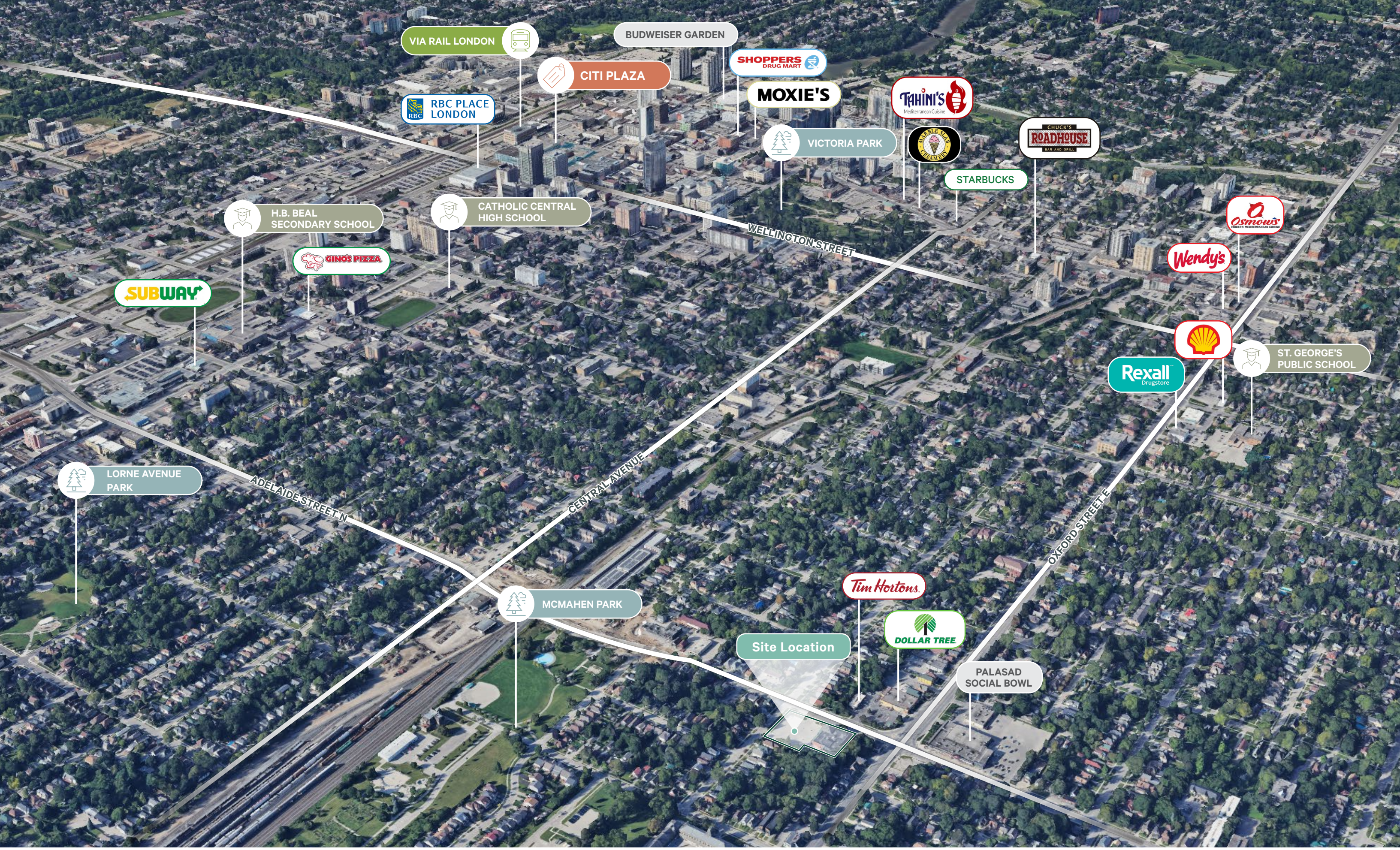
RENTAL RATE      \$24.00 Per Sq. Ft. Net

ADDITIONAL RENT      \$7.00 Per Sq. Ft.



# PROPERTY PHOTOS





VIA RAIL LONDON

BUDWEISER GARDEN

CITI PLAZA

SHOPPERS DRUG MART

RBC PLACE LONDON

MOXIE'S

TAHINI'S

VICTORIA PARK

WAGLE'S ICE CREAMS

CHUCK'S ROADHOUSE

STARBUCKS

H.B. BEAL SECONDARY SCHOOL

CATHOLIC CENTRAL HIGH SCHOOL

GINO'S PIZZA

SUBWAY

Wendy's

Osmo's

Shell

Rexall Drugstore

ST. GEORGE'S PUBLIC SCHOOL

LORNE AVENUE PARK

ADELAIDE STREET N

CENTRAL AVENUE

WELLINGTON STREET

OXFORD STREET E

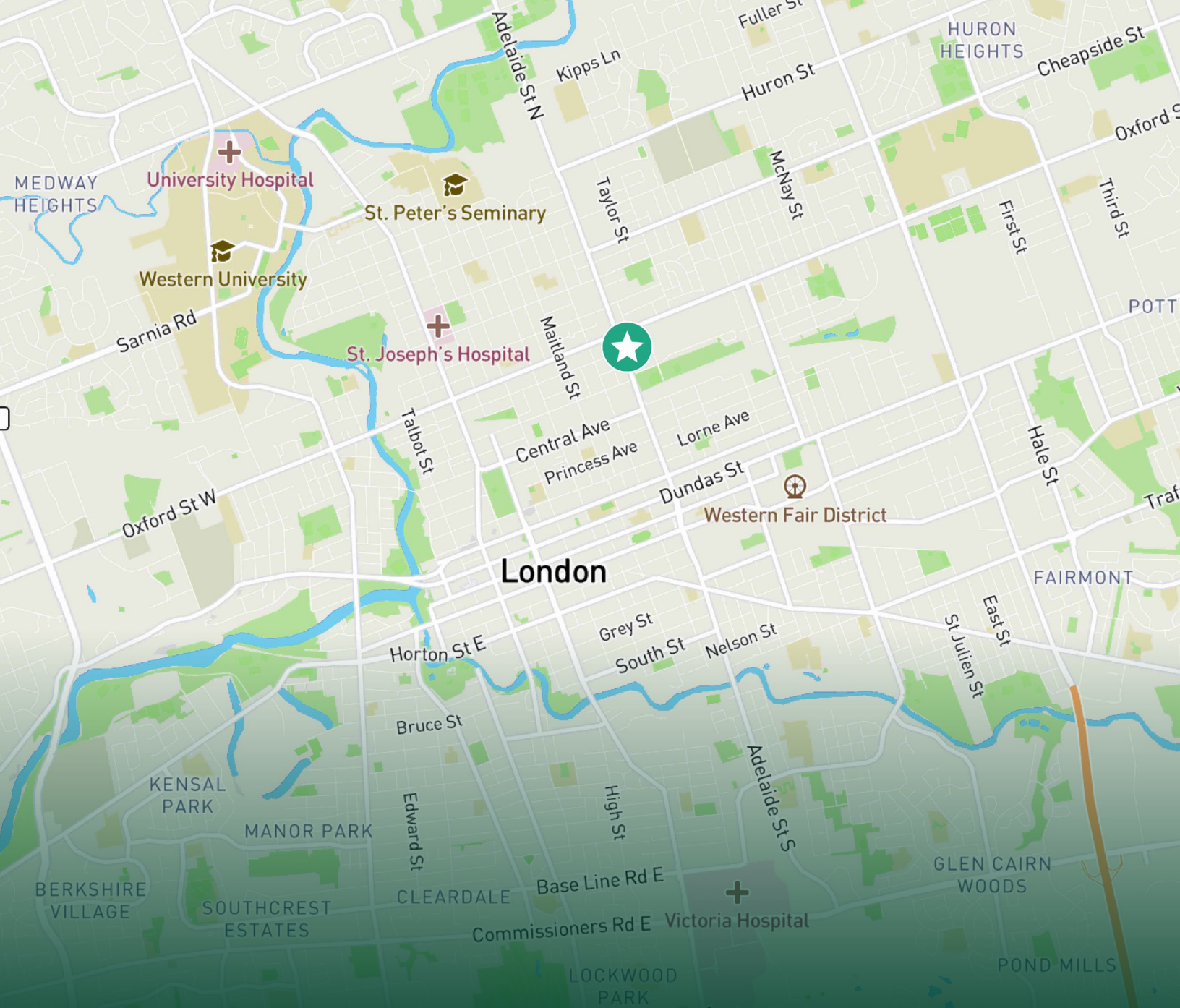
MCPAHEN PARK

Site Location

Tim Hortons

DOLLAR TREE

PALASAD SOCIAL BOWL



For more information, please contact:

**Rick Spencer\*\***

Vice President

[rick.spencer@cbre.com](mailto:rick.spencer@cbre.com)

D 519 286 2005

C 519 476 2002

**Christina Shore\***

Senior Sales Associate

[christina.shore@cbre.com](mailto:christina.shore@cbre.com)

D 519 286 2021

C 519 777 6342

CBRE Limited, Brokerage | 380 Wellington Street | Suite 30 | London, ON N6A 5B5 | [www.cbre.ca](http://www.cbre.ca) | \*\*Broker, \*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, EnviroNics Analytics, Google Earth

**CBRE**