PRIME NEW COMMERCIAL DEVELOPMENT COMING | **FOR LEASE**

184 SUNSET DRIVE

St Thomas, ON N5R 3B9

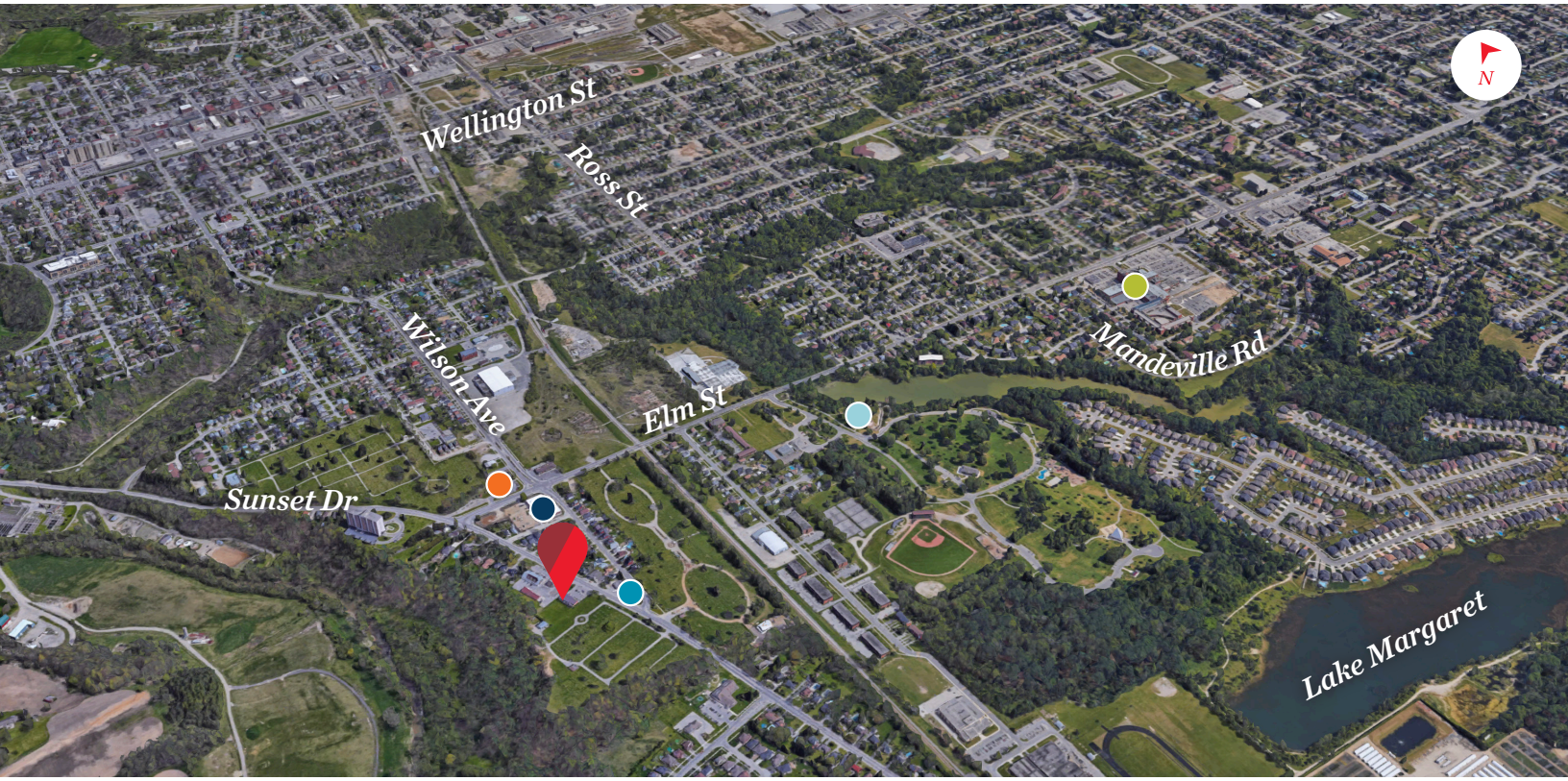
CUSHMAN & WAKEFIELD
Southwestern Ontario

ABOUT THE PROPERTY

Prime new commercial development for lease coming to Sunset Drive in St. Thomas, Ontario

Available Space	*Asking Rent*	*Additional Rent*
Up to 8,000 SF	$30.00 PSF Net	$10.00 PSF (Est.)*
*Inclusive of building insurance, common area maintenance and property taxes		

- **Various size units available for Lease from 1,200 SF, 1,500 SF, 2000 SF, 3000 SF, 4000 SF, 5,000 SF and up to 8,000 SF in total**
- **Situated in a well established location on Sunset Drive just south of Elm Street with direct exposure and access to Sunset Drive**
- **Zoning: C6-9** - permits a wide range of uses
- On-site free parking available
- Utilities separately metered
- New space available
- Leasing incentives available for qualified tenants
- Good daily traffic volumes along Sunset Drive
- Other current on-site Tenants include: Subway, Sunset Cafe, Sunset Pharmacy, IA private Wealth



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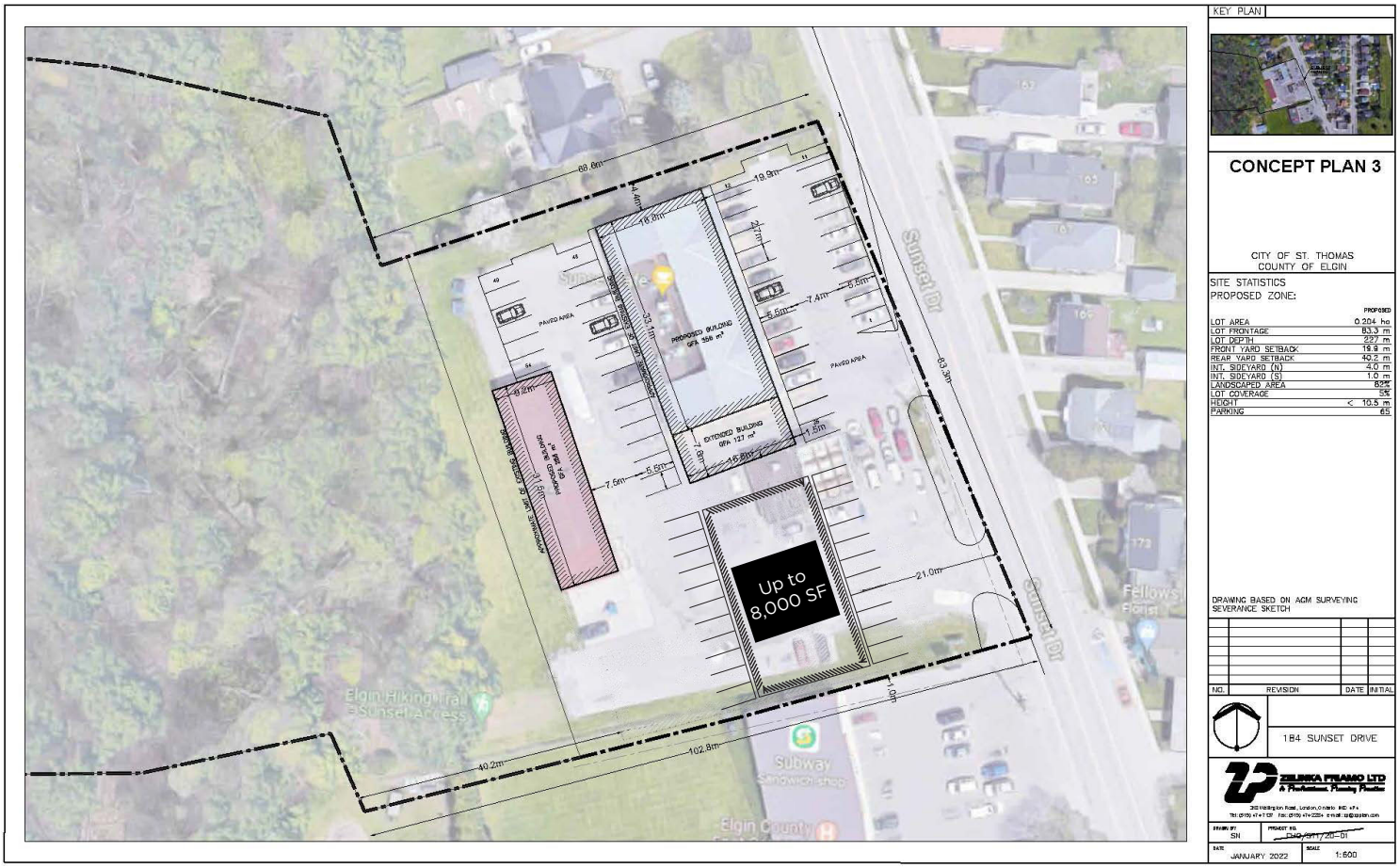
CONCEPT PLAN



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PROPERTY IMAGES & PERMITTED USES

Permitted Uses | C6-9 Zone	
Gas Bar	Coin Operated Wash
Retail Store	Personal Service Shop
Restaurant	Business Office
Pet Grooming shop	Bakery
Private Club	Institution
Clinic	Uses Accessory to the Foregoing

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