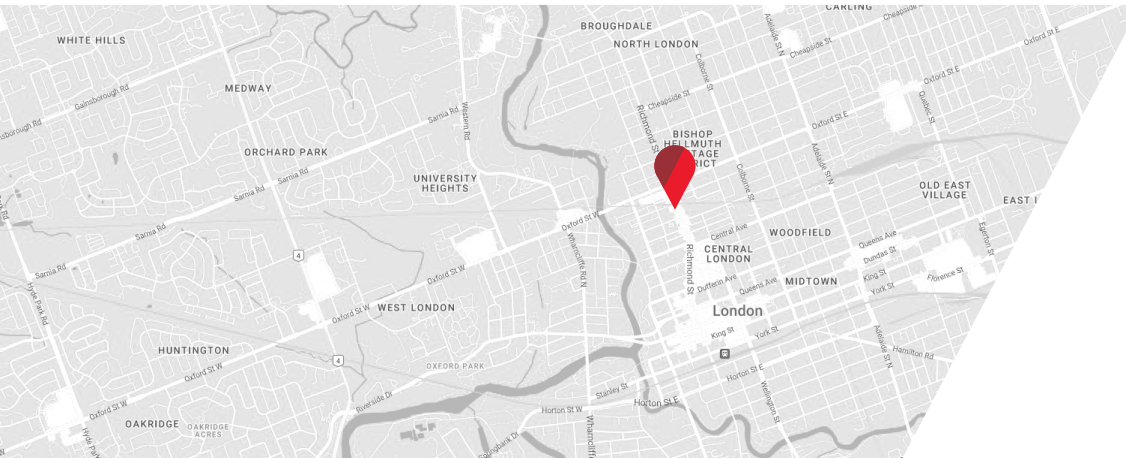




PRIME COMMERCIAL SPACES ON RICHMOND STREET | FOR LEASE

# RICHMOND STREET

*London, ON N6A 5M1*



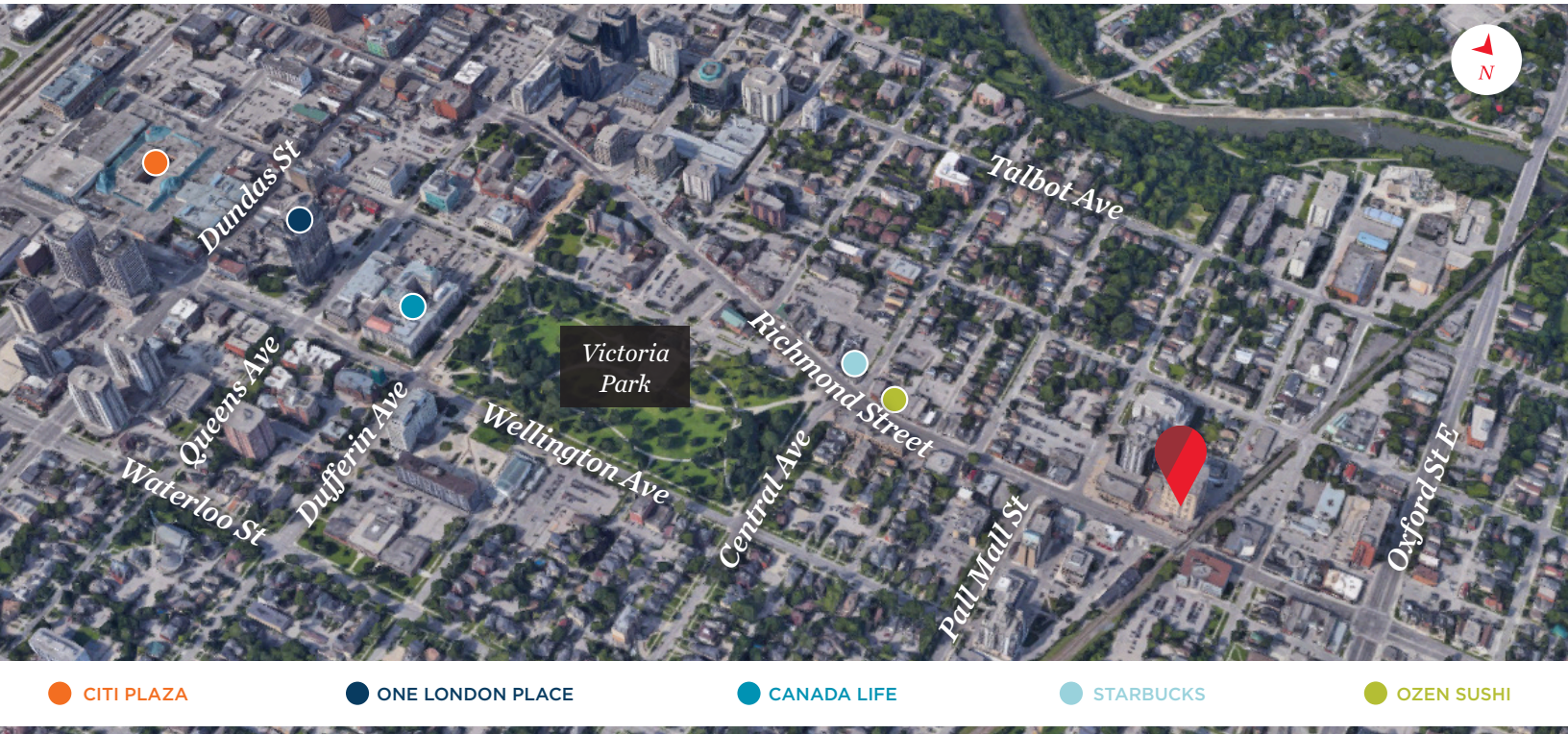
# ABOUT THE PROPERTY

Prime commercial spaces available for lease in central London on Richmond Row.

Unit	Approx. Available Space	Asking Rent	Additional Rent
1A	1,475 SF	\$31.00 PSF Net	\$10.00 PSF (Est.)*
1C	525 SF	\$34.50 PSF Net	\$10.00 PSF (Est.)*
1A & 1C	4,000 SF	\$31.00 PSF Net	\$10.00 PSF (Est.)*

\*Inclusive of building insurance, common area maintenance and property taxes

- **Zoning: BDC(1)** - allows for a broad range of uses (see page 4 for details)
- **Signage:** Signband available
- Space could be split into smaller units
- Would be ideal for Restaurant/Retail type uses
- Excellent exposure and accessibility
- Space is ready to built out
- Utilities separately metered
- Located just south of Oxford Street & Piccadilly Street & just north of Pall Mall Street

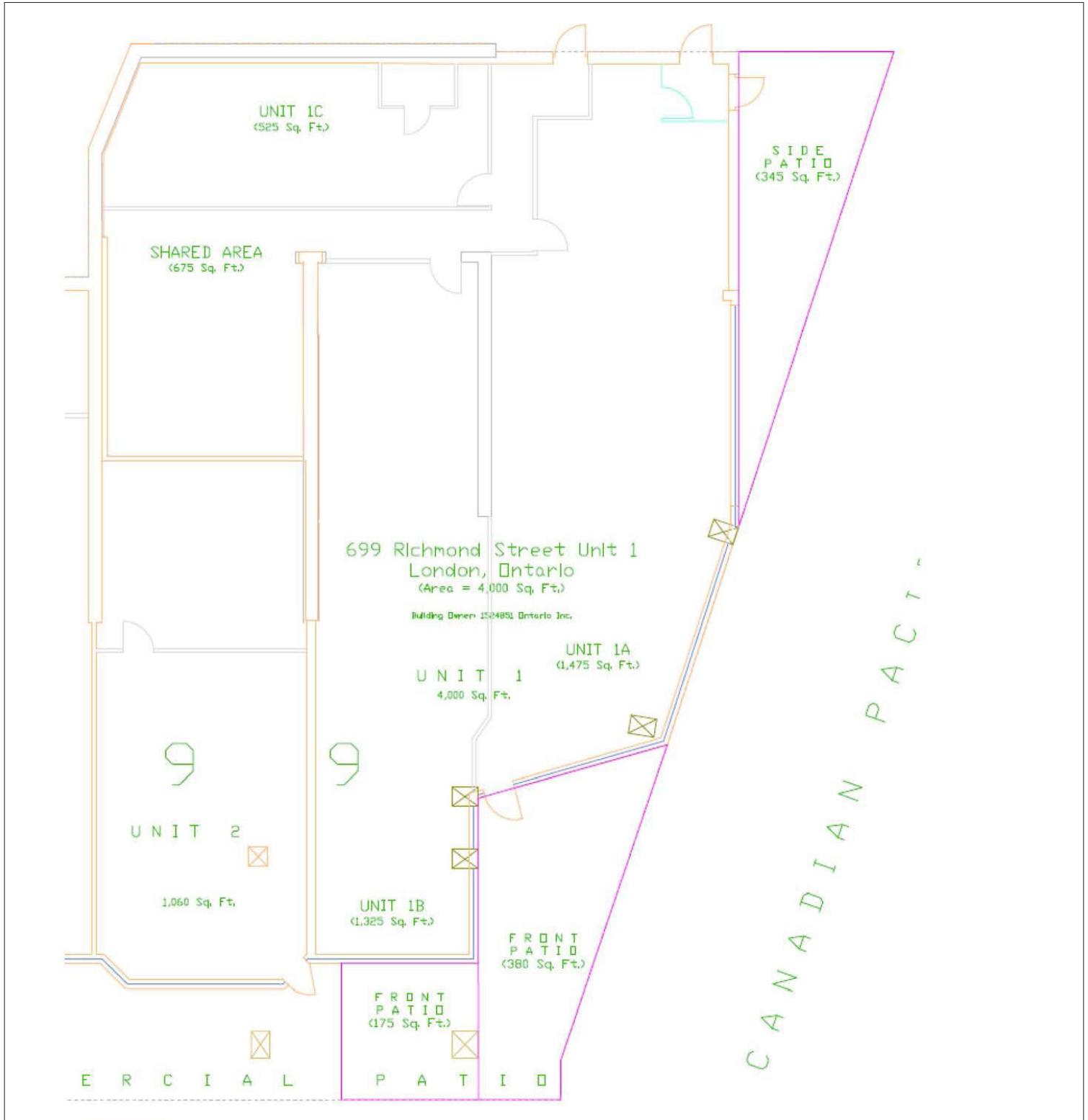


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# SITE PLAN



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# PERMITTED USES

## BUSINESS DISTRICT COMMERCIAL BDC(1) ZONE

Any use permitted in the BDC2 Zone variation

## BUSINESS DISTRICT COMMERCIAL (BDC2) ZONE

Any use permitted in the BDC Zone variation	Funeral homes
Assembly halls	Institutions
Places of Worship	Schools
Community centres	Fire halls. (Z-1-051390)

## BUSINESS DISTRICT COMMERCIAL BDC ZONE

Animal hospitals	Restaurants,((Z.-1-96439); (Z.-1-081795)
Apartment buildings, with any or all of the other permitted uses on the first floor;(Z.-1-94236)	Retail stores
Bake shops	Service and repair establishments
Clinics	Studios
Commercial recreation establishments	(Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Commercial parking structures and/or lots	Video rental establishments
Converted dwellings	Lodging house class 2.(Z.-1-93172)
Day care centres	Cinemas ;(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Dry cleaning and laundry depots	Brewing on Premises Establishment.(Z.-1-021027)
Duplicating shops	Food Store; (Z-1-051390)
Emergency care establishments	Animal Clinic; (Z-1-051390)
Existing dwellings	Convenience Store; (Z-1-051390)
Financial institutions	Post Office; (Z-1-051390)
Grocery stores	Convenience service establishments; (Z-1-051390)
Laboratories	Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z-1-051390)
Laundromats	Bed and breakfast establishments; (Z-1-051390)
Libraries	Antique store; (Z-1-051390)
Medical/dental offices	Police stations; (Z-1-051390)
Offices	Artisan Workshop (Z.-1-172561)
Personal service establishments	Craft Brewery (Z.-1-172561)
Private clubs	
<a href="https://london.ca/sites/default/files/2022-11/Zoning%20By-law%20Section%202025.pdf">https://london.ca/sites/default/files/2022-11/Zoning%20By-law%20Section%202025.pdf</a>	

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