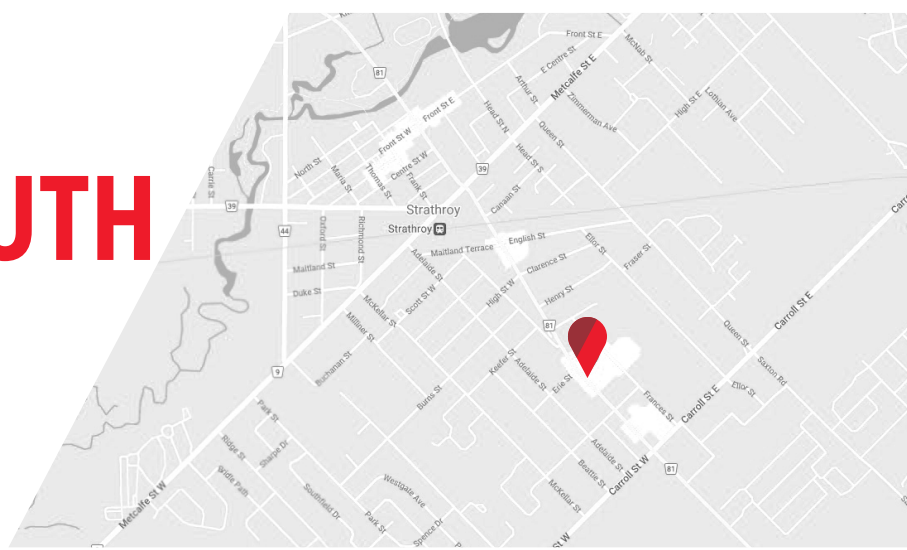




PRIME COMMERCIAL SPACE IN THE SOUTH END OF STRATHROY | FOR LEASE

CARADOC STREET SOUTH UNIT A

Strathroy, ON N7G 2P3



ABOUT THE PROPERTY

Prime small office or retail unit available for lease in the south end of Strathroy ON.

Unit	Available Space	Asking Rent	Additional Rent
A	Approx. 600 SF	\$23.00 PSF Net	\$9.00 PSF (Est.)*

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

- Asking \$1,600 per month + Utilities + HST
- **Zoning: C2-4** - permits a wide range of uses including retail, restaurants, offices etc.
- Excellent exposure, signage and accessibility
- Located in the main commercial node of Strathroy
- Utilities are separately metered in the tenant's name
- Well maintained & professionally managed plaza
- Other tenants in plaza include: Shelbys, Crabby Joes, M&M Meats, Popeyes, Subway, Stacked Restaurant, Dairy Queen, Shelbys, Edward Jones, Dental Office, TD, Pure Water, Luxury Nails, etc. just down the street from Walmart, Canadian Tire, Staples, Giant Tiger etc.



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