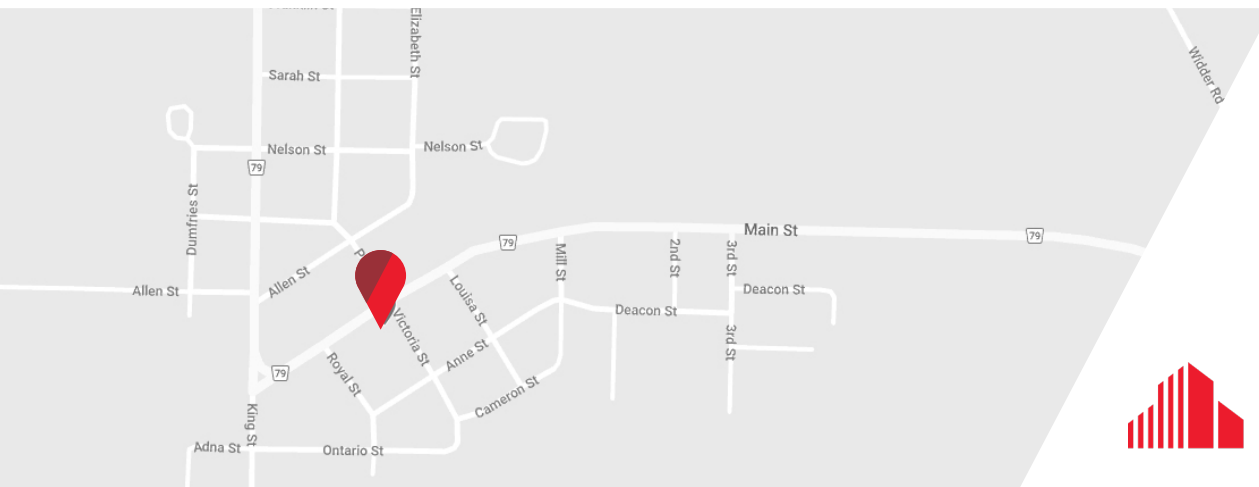




PRIME DOWNTOWN THEDFORD COMMERCIAL SPACE | FOR LEASE

10 MAIN STREET

Theford, ON N0M 2N0



 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Prime commercial for lease located at the corner of Main Street and Victoria Street.

| Unit | Approx. Square Feet | Asking Rent | Additional Rent |
|---------|---------------------|-----------------|-----------------|
| C1 | 1,200 SF | \$10.00 PSF Net | \$3.71 PSF* |
| C2 | 1,200 SF | \$10.00 PSF Net | \$3.71 PSF* |
| C3 | 1,200 SF | \$10.00 PSF Net | \$3.71 PSF* |
| C1 - C3 | 4,000 SF | \$8.00 PSF Net | \$3.71 PSF* |
| C4 | 900 SF | \$7.00 PSF Net | \$3.71 PSF* |
| C5 | 500 SF | \$7.00 PSF Net | \$3.71 PSF* |

*Inclusive of building insurance, common area maintenance, tenant property tax

- Units C1 - C3 could be combined for a total of 4,000 SF (additional 400 SF of storage at the rear)
- **Zoning:** C1 - permitting a wide range of uses
- **Parking:** Street parking available for customers/clients
- **Space available:** Immediately
- Two units can also be combined for approx. 2,400 SF
- Currently setup as a retail space
- Tenants pays for utility costs
- Signage on the front of the building with direct exposure to Main Street
- Located across the street from the Fire Hall



● THE LEGACY RECREATION CENTRE

● CIBC BANKING CENTRE

● THEDFORD FIRE STATION

● BEER STORE

● LCBO

TYLER DESJARDINE

Sales Representative

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PROPERTY IMAGES | UNITS C1-C3



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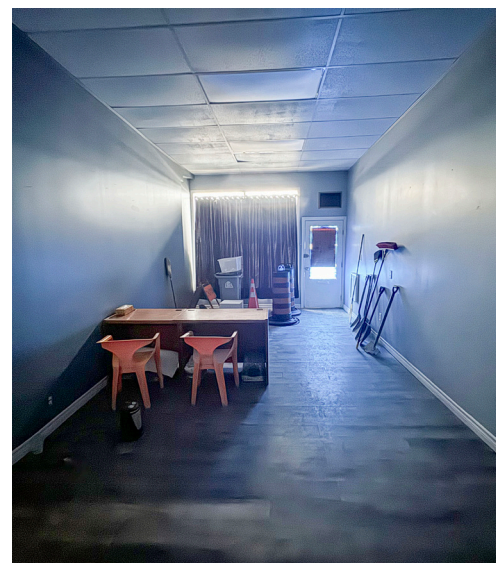


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PROPERTY IMAGES | UNITS C3 & C4



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