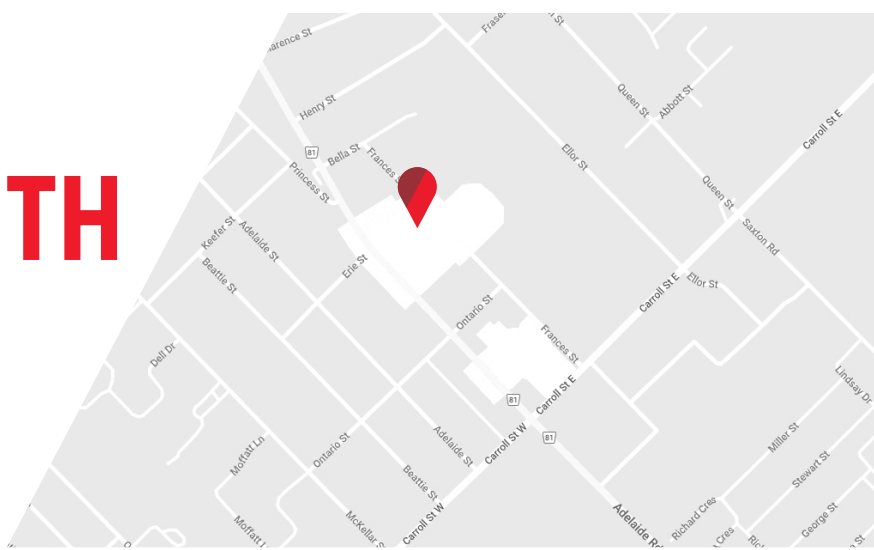




PRIME COMMERCIAL SPACE IN THE SOUTH END OF STRATHROY | FOR LEASE

3 CARADOC 2 STREET SOUTH 3 UNIT C-1

Strathroy, ON N7G 2P4

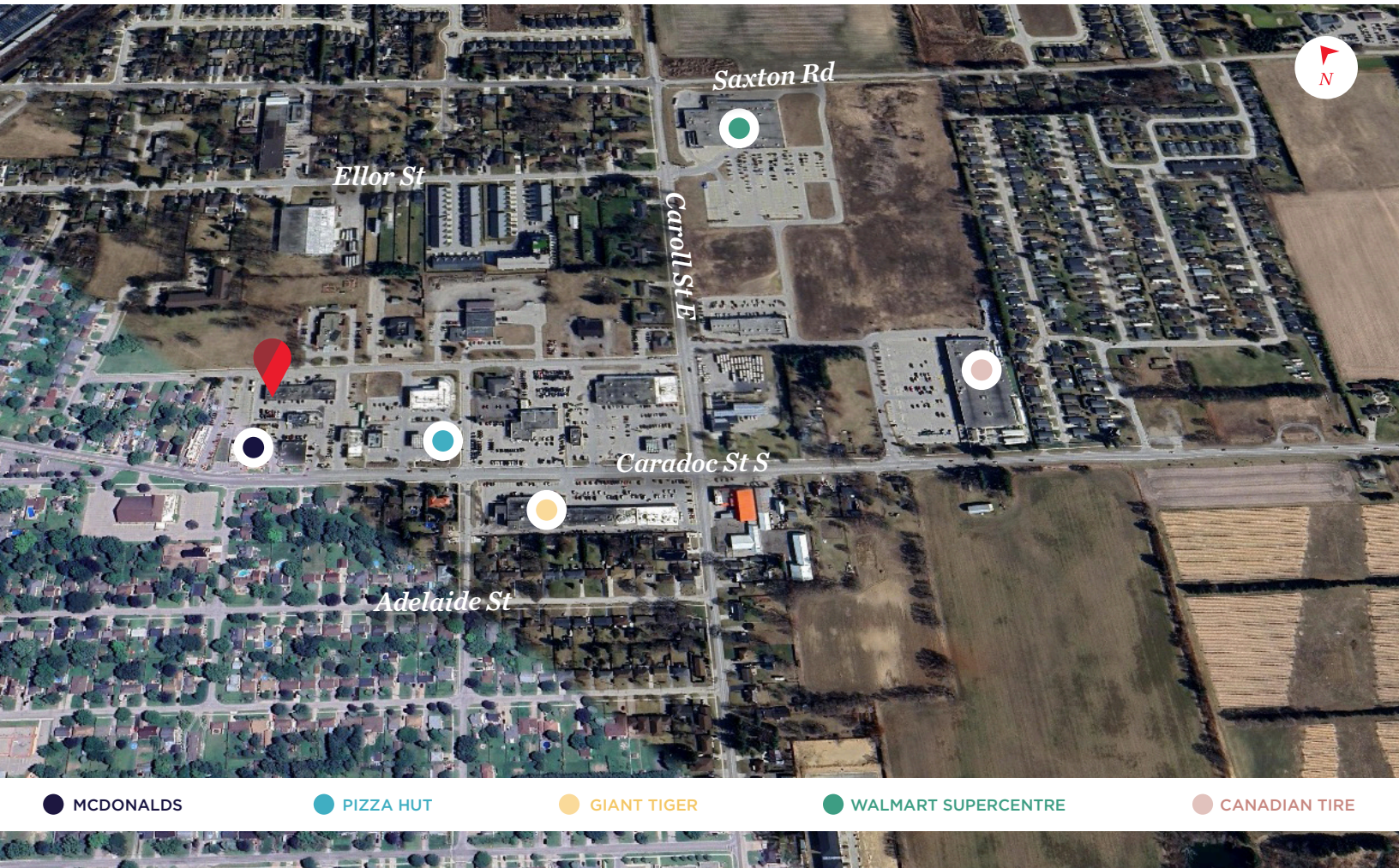


ABOUT THE PROPERTY

Prime commercial space for lease in the south end of Strathroy, ON

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT (TMI)
C-1	Approx. 1,200 SF	\$25.00 PSF Net	\$9.00 PSF (Est.)

- **Zoning: C2-4** - permits a wide range of uses: retail, restaurants, offices, etc.
- Updated building facade
- Excellent exposure, signage and accessibility
- Utilities are separately metered in the tenant's name
- End cap unit in one of the busiest plazas in Strathroy
- Well maintained and professionally managed plaza situated in the main commercial node of Strathroy
- Other tenants in the plaza include: Crabby Joes, M7M 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.



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.