

166-170 DUNDAS STREET
LONDON, ONTARIO

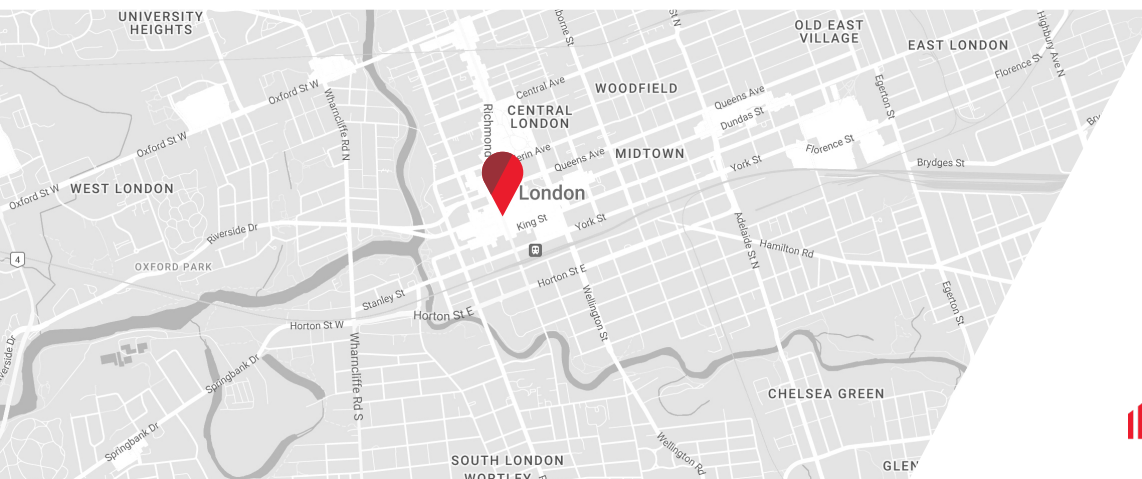


FOR LEASE

PRIME DOWNTOWN LONDON RETAIL/OFFICE/COMMERCIAL SPACE

Asking Rent: \$4.00 - 25.00 PSF Net | Additional Rent: \$8.50 PSF

Building Area: Approx. 10,695 SF | Total Site Area: Approx. 0.134 Acres



 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Prime downtown London retail/office/commercial building for lease on the northeast corner of Dundas Street and Richmond Street

- **Total Site Area: 0.163 Acres**
- **Zoning:** h-3*DA1*D350 (see following page for details)
- **Parking:** Street parking available
- Loft style retail building with upper offices
- Very bright and modern space with large windows high ceilings and an abundance of natural light
- The space/floors could potentially be split into smaller units
- Elevator in the building
- Professionally owned and managed
- Exterior building signage opportunity
- Former Rexall Pharmacy retail store
- Located on a bus route and in walking distance to several restaurants and retail shops, Budweiser Gardens and Covent Garden Market etc.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1 st Floor	5,195 SF	\$25.00 PSF Net	\$8.50 PSF
2 nd Floor	5,500 SF	\$12.00 PSF Net	\$8.50 PSF
1 st -2 nd Floor	10,695 SF	\$18.50 PSF Net	\$8.50 PSF
Lower Level	5,068 SF	\$4.00 PSF Net	\$8.50 PSF



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PERMITTED USES

DOWNTOWN AREA (DA1)		
Retail stores	Film processing depots	Repair and rental establishments
Supermarkets	Financial institutions	Restaurants
Amusement game establishments restricted to locations within shopping centres, entertainment complexes and hotels; (Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)	Funeral homes	Restaurants, outdoor patio
Apartment buildings with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-94263)(Z.-1-98618)	Group homes type 2	Schools
Apartment hotels with rooms 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.-1-94263) (Z.-1-98618)	Hotels	Senior citizen apartment buildings with units restricted to the rear portion of the ground floor or on the second floor or above with any or all the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
Art galleries	Institutions	Service and repair establishments
Assembly halls	Laboratories	Service trades
Bake shops	Laundromats	Studios
Clinics	Libraries	Taverns
Commercial parking structures	Medical/dental offices	Theatres and cinemas
Commercial recreation establishments	Museums	Video rental establishments
Convenience stores	Offices, with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)	Lodging house class 2; (Z.-1-93172)
Day care centres	Patient testing centre laboratories	Place of Entertainment. (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Dry cleaning and laundry depots	Personal service establishments	Accessory 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.-1-98618)
Duplicating shops	Place of Worship	Brewing on Premises Establishment. (Z.-1-021027)
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.-1-98618)	Printing establishments	Artisan Workshop (Z.-1-172561)
Emergency care establishments	Private clubs	Craft Brewery (Z.-1-172561)
https://london.ca/sites/default/files/2023-05/Zoning%20By-law%20Section%2020.pdf		

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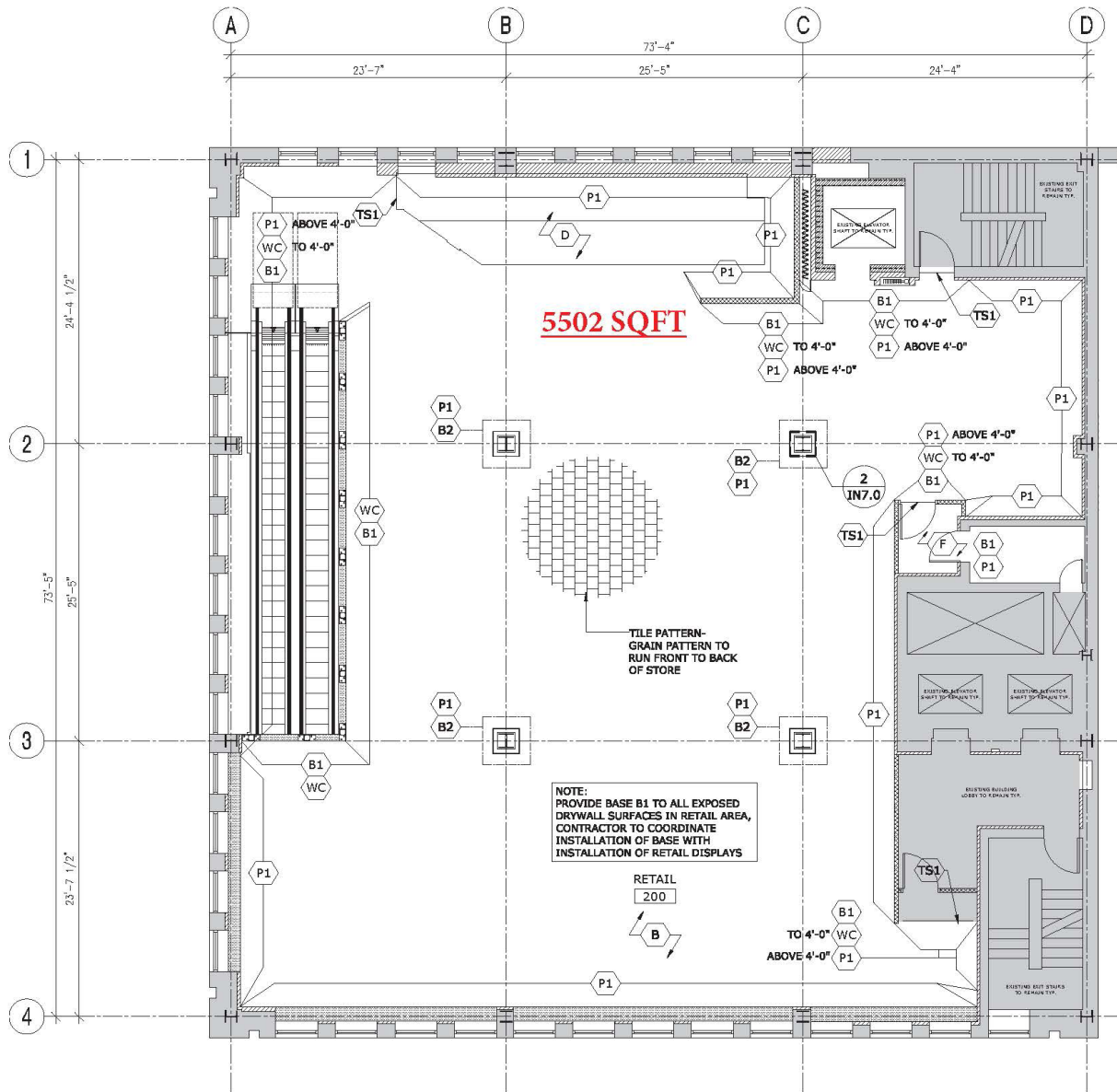
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FLOOR PLAN | SECOND FLOOR

166 Dundas St. - 2nd floor proposed 5500 sqft



3 SECOND FLOOR FINISHES PLAN
 IN5.0 SCALE: 1/8" = 1'-0"

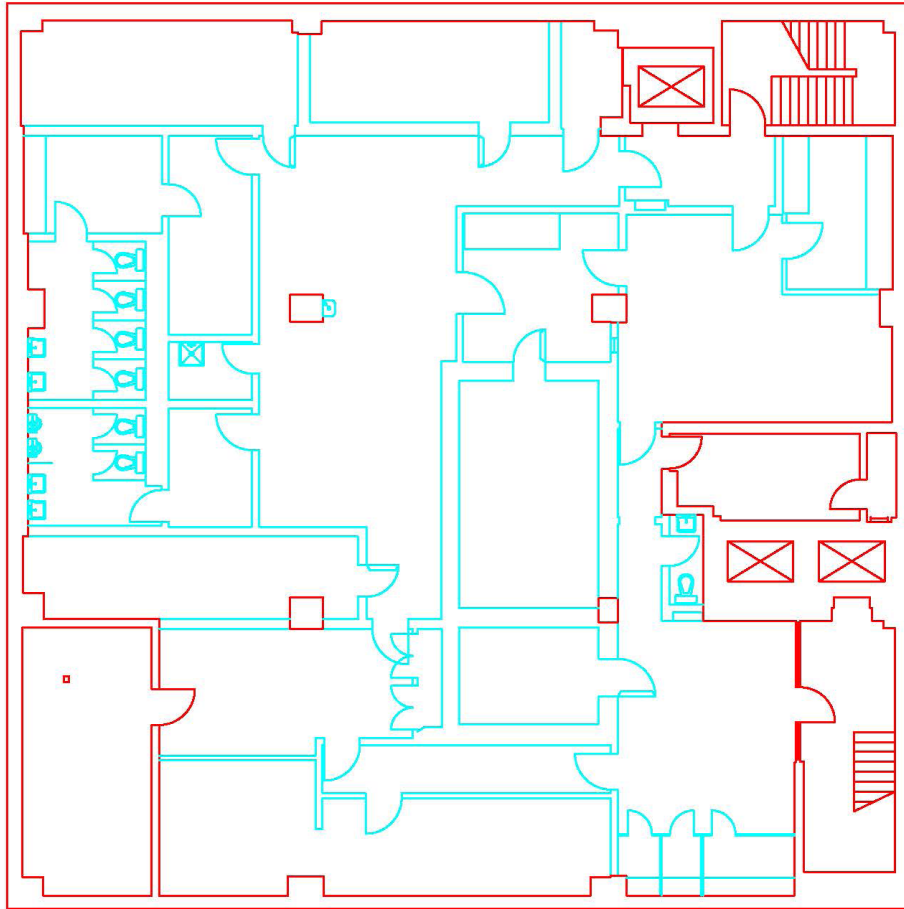
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FLOOR PLAN | BASEMENT



RENTABLE AREA: 5,018 SF

PREPARED BY:



(905) 628-1818
FAX: (905) 627-4154

LOCATION:

BASEMENT
166 DUNDAS STREET
LONDON, ONTARIO



PREPARED FOR:

FARHI HOLDINGS

DATE:

4 JUNE 2010

FILE:

166-DUNDAS.DWG

SCALE:

NTS

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DEMOGRAPHICS & DOWNTOWN AERIAL

AVERAGE HOUSEHOLD INCOME*

NBH \$72,597
CITY \$94,838

TOTAL POPULATION*

COM 13,315
CITY 435,334

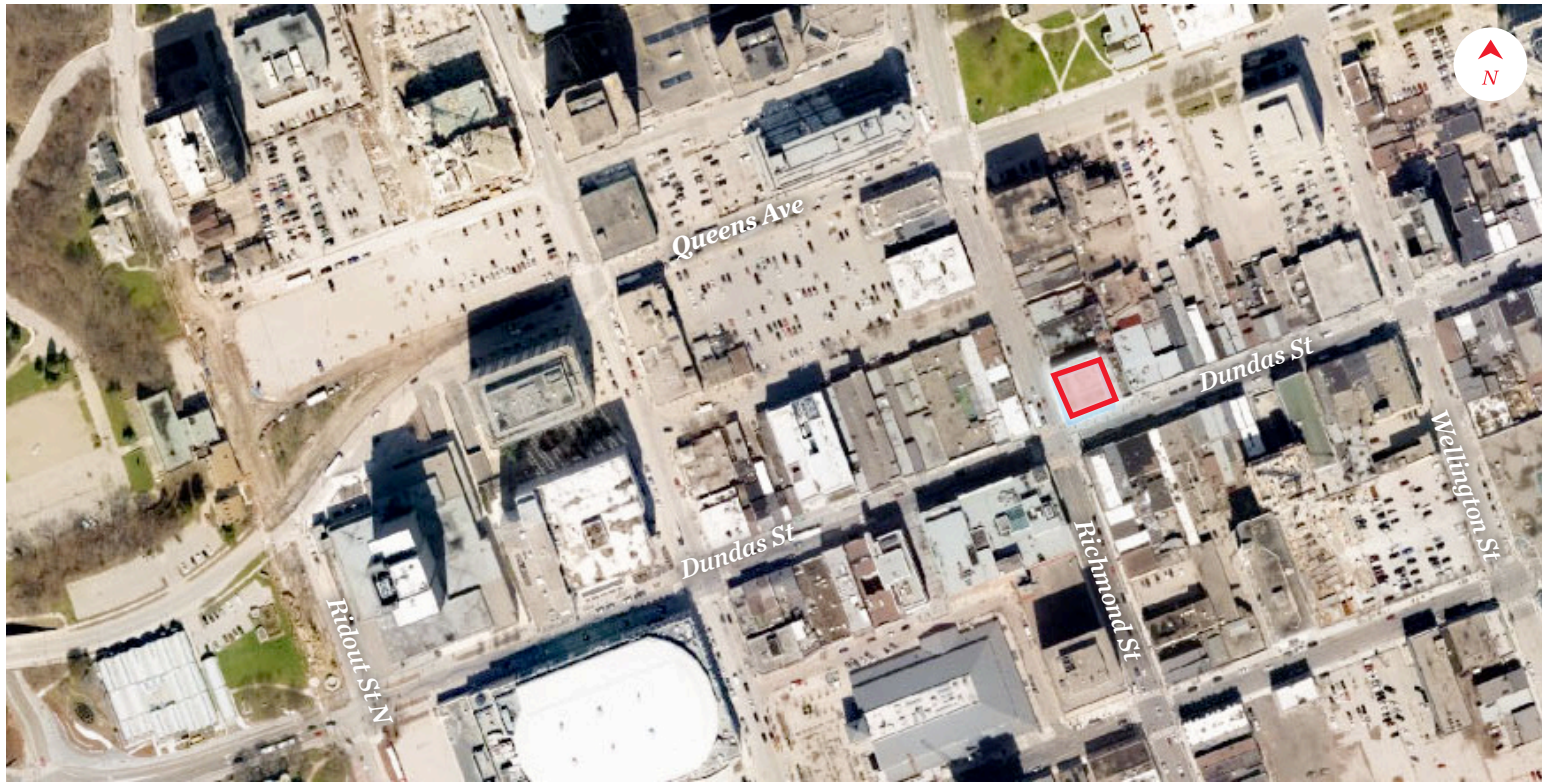
EMPLOYMENT NBH*

EMPLOYED 73%
UNEMPLOYED 27%

HOUSEHOLDS NBH*

OWNED 13%
RENTED 87%

*Sourced from GeoWarehouse



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