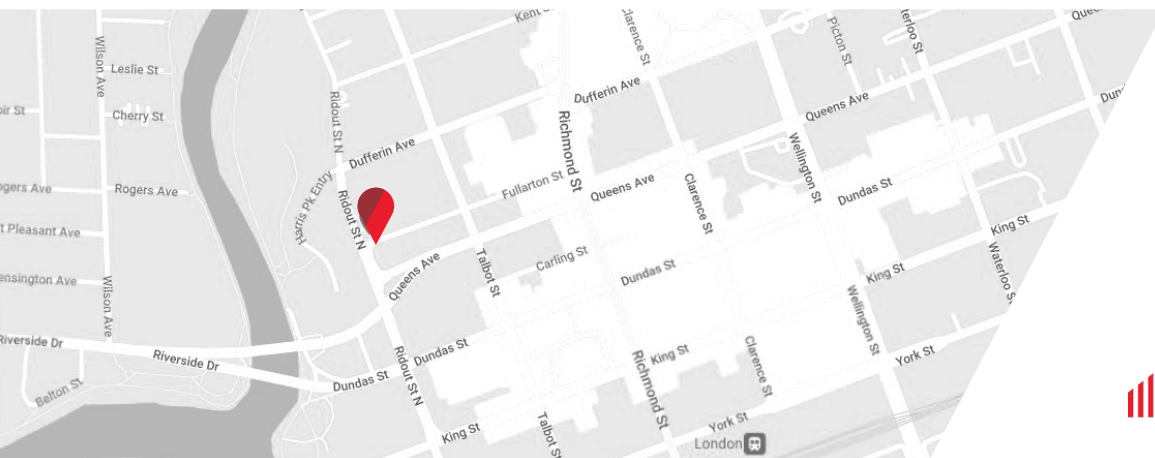




DOWNTOWN RETAIL CORNER SITE | FOR LEASE

466 RIDOUT STREET NORTH MAIN FLOOR

London, ON N6A 2P7

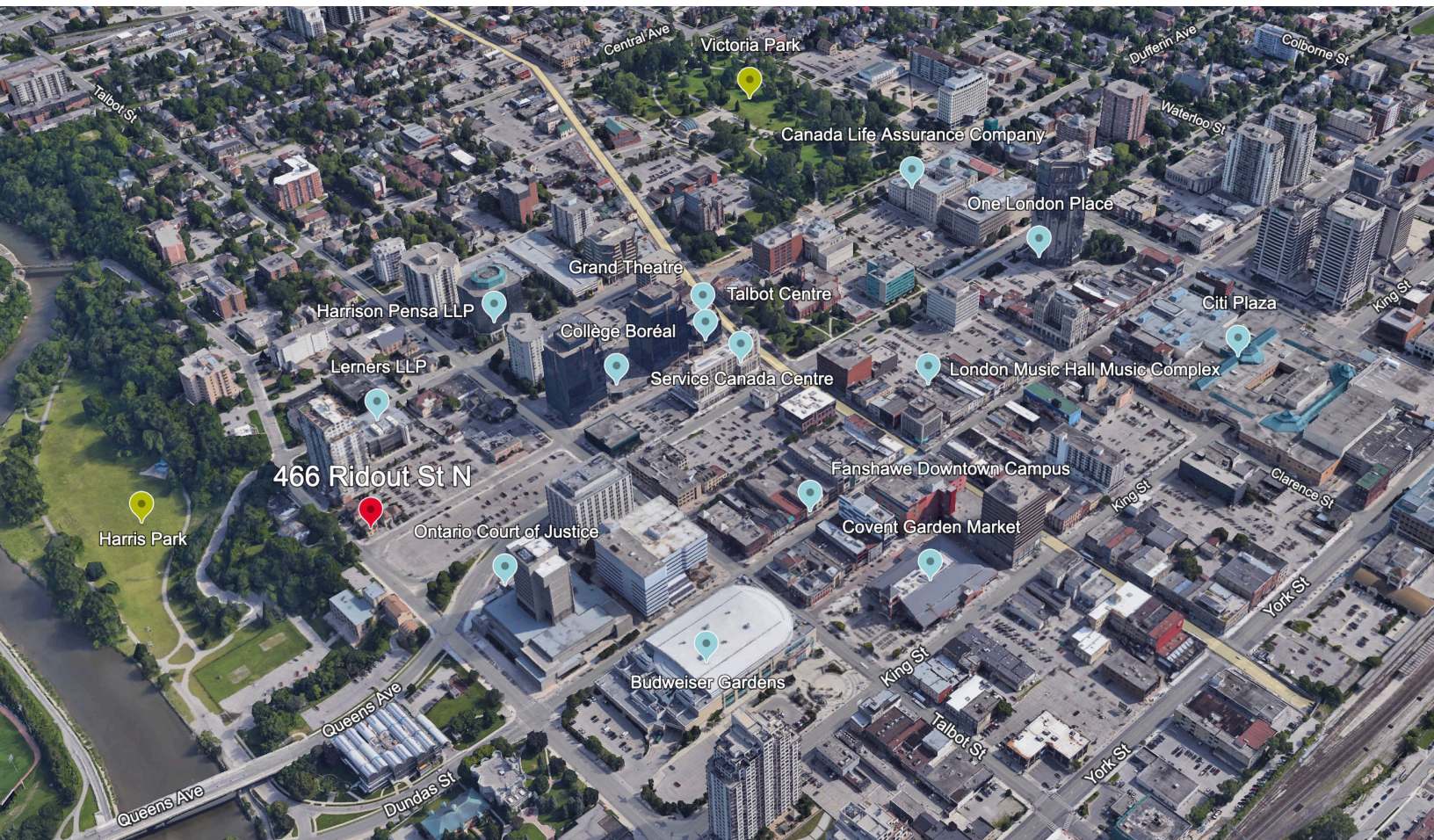


ABOUT THE PROPERTY

Prime Downtown Retail Corner Site Offering Exceptional Foot Traffic, High Visibility, and Convenient Access to Public Transit

UNIT	AVAILABLE SPACE	GROSS ASKING RENT
Main Floor	400 SF	\$2,000 per month + Utilities + HST*
*Inclusive of property taxes		

- **Zoning: Downtown Area DA2**
- Potential for an inviting boulevard patio adds to the charm and appeal
- This space has been a coffee shop for several years and would suit a similar use well
- Water expense is \$50 per month in addition to the lease rate



JAMESON LAKE
Sales Representative
519 438 8548
jameson.lake@cushwakeswo.com

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

**CUSHMAN & WAKEFIELD**
Southwestern Ontario

PROPERTY IMAGES



JAMESON LAKE
Sales Representative

519 438 8548

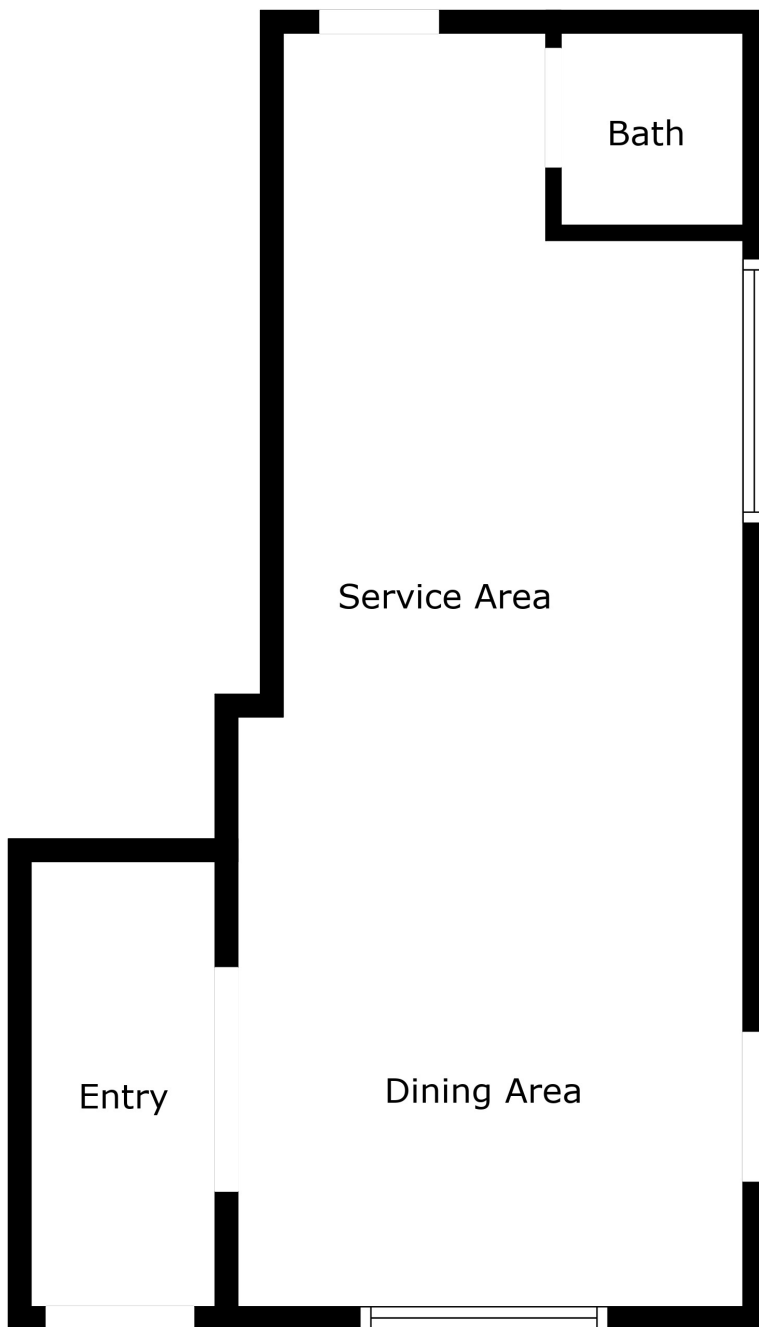
jameson.lake@cushwakeswo.com

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.

FLOOR PLAN



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

JAMESON LAKE

Sales Representative

519 438 8548

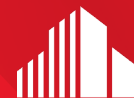
jameson.lake@cushwakeswo.com

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.