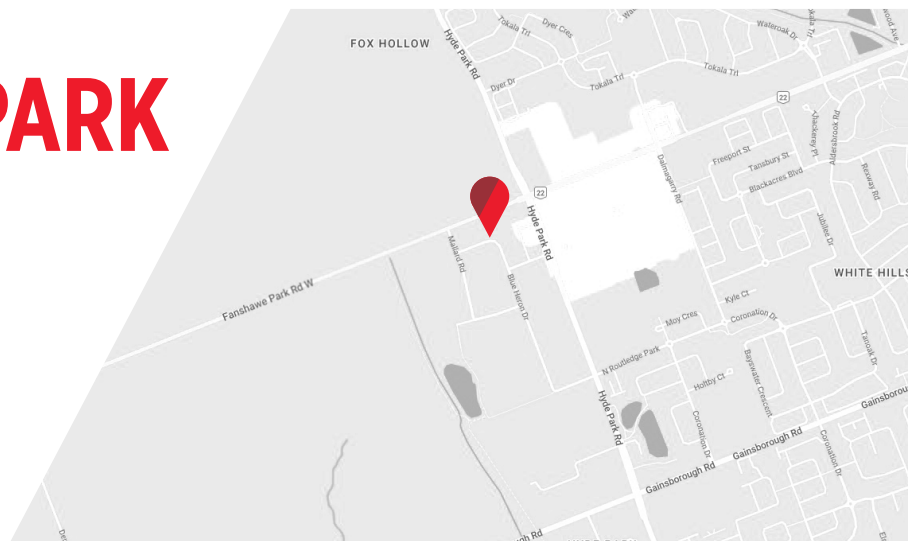




PRIME COMMERCIAL SPACE AVAILABLE IN NORTHWEST LONDON | **FOR LEASE**

# 1510 FANSHAWE PARK ROAD WEST UNIT 3

*London, ON N6H 5L8*

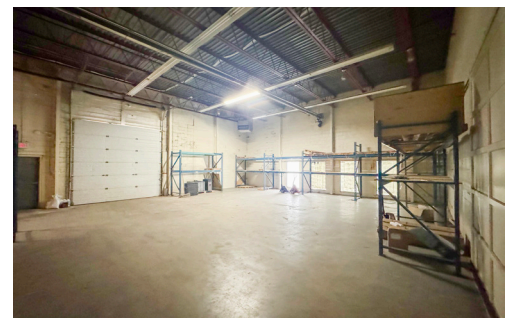
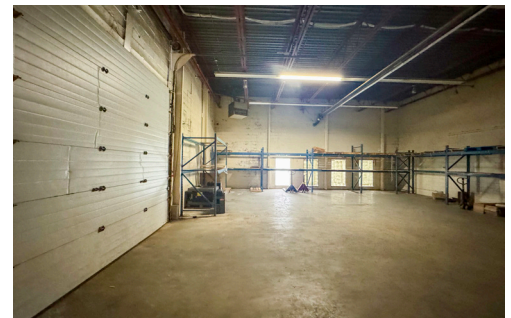


# ABOUT THE PROPERTY

Prime commercial space available for lease in northwest London

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
3	Approx. 6,000 SF	\$18.50 PSF Net	\$7.00 PSF (Est.)*
*Inclusive of common area maintenance			

- Zoning RSC 1, RSC 3(15), RSC 5:** Permits a wide range of uses: Animal clinics, home improvement and furnishing stores, repair, rental establishment, service/ repair, studios, commercial recreation establishments, clinics, assembly halls, medical/dental, labs, commercial schools, bulk sales, bakeries, building/contracting establishments, service trades, warehouse and whole establishments
- Parking:** Available on-site for free
- Excellent exposure and accessibility
- Utilities are separately metered in the Tenant's name
- Direct exposure to Fanshawe Park Road West, just steps away from Hyde Park Road
- In close proximity to Walmart, Rona, Homesense, Canadian Tire, Golf Town, Winners, Marshalls and Carquest Auto Parts



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