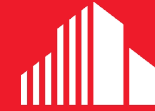


VARIOUS SIZE UNITS AVAILABLE

4980 SUNSET DRIVE

PORT STANLEY, ON N5L 1J1



**CUSHMAN &
WAKEFIELD**

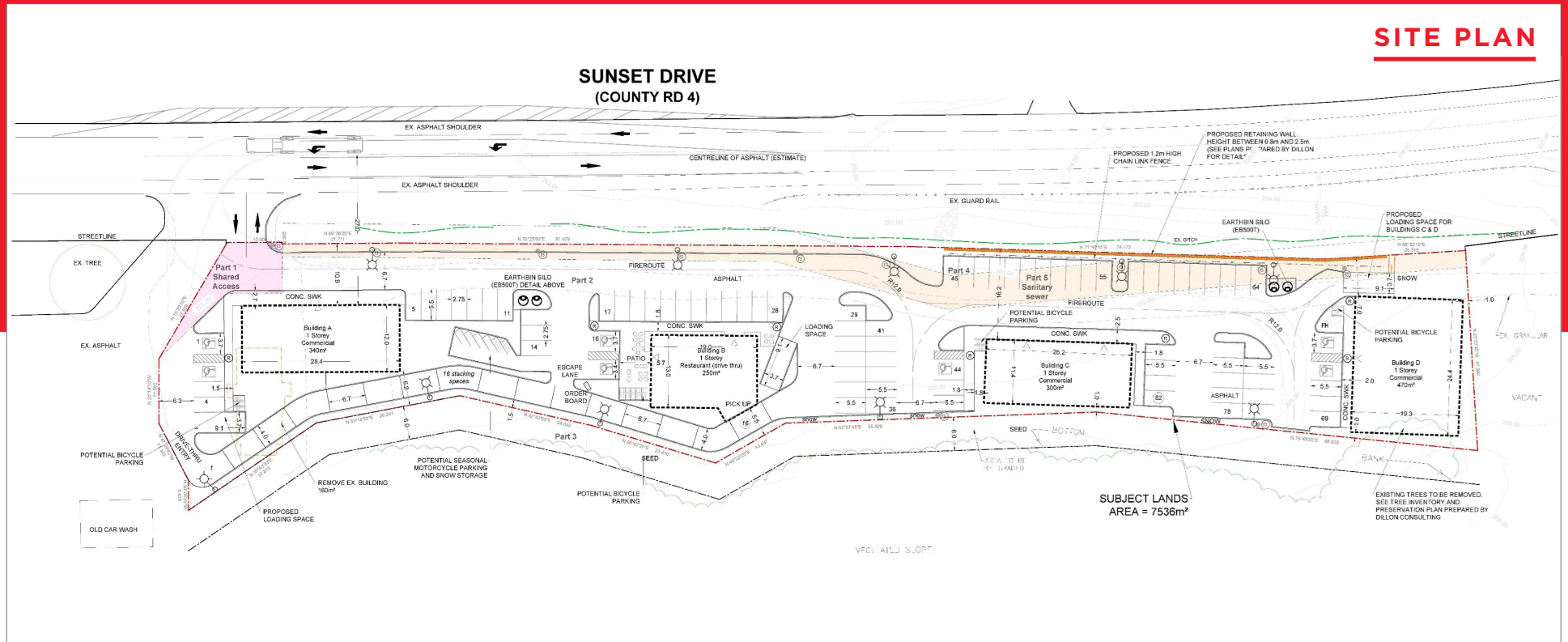
Southwestern Ontario



PROPERTY DETAILS

Prime new commercial development coming available with various size units for lease

- **Zoning:** B3-31 - permits a wide range of uses (see page 4 for details)
- **Signage:** Pylon available
- All units have direct exposure and access to Sunset Drive



BUILDING	APPROX. SF	ASKING RENT	ADDT'L. RENT (EST.)
A	3,660 SF	\$37.50 PSF NET	\$8.00 PSF
B	1,346 SF	\$39.00 PSF NET	\$8.00 PSF
C	3,229 SF	\$37.50 PSF NET	\$8.00 PSF
D	5,059 SF	\$37.50 PSF NET	\$8.00 PSF

VARIOUS SIZE UNITS AVAILABLE FROM 1,350 SF, 1,500 SF, 2,000 SF, 2,500 SF, 3,000 SF, 3,500 SF UP TO 5,000 SF

LOCATION HIGHLIGHTS



2 MINS

FOODLAND

3 MINS

GOLF & COUNTRY CLUB

6 MINS

PORT STANLEY BEACH

15 MINS

ST. THOMAS

24 MINS

AYLMER

24 MINS

LONDON

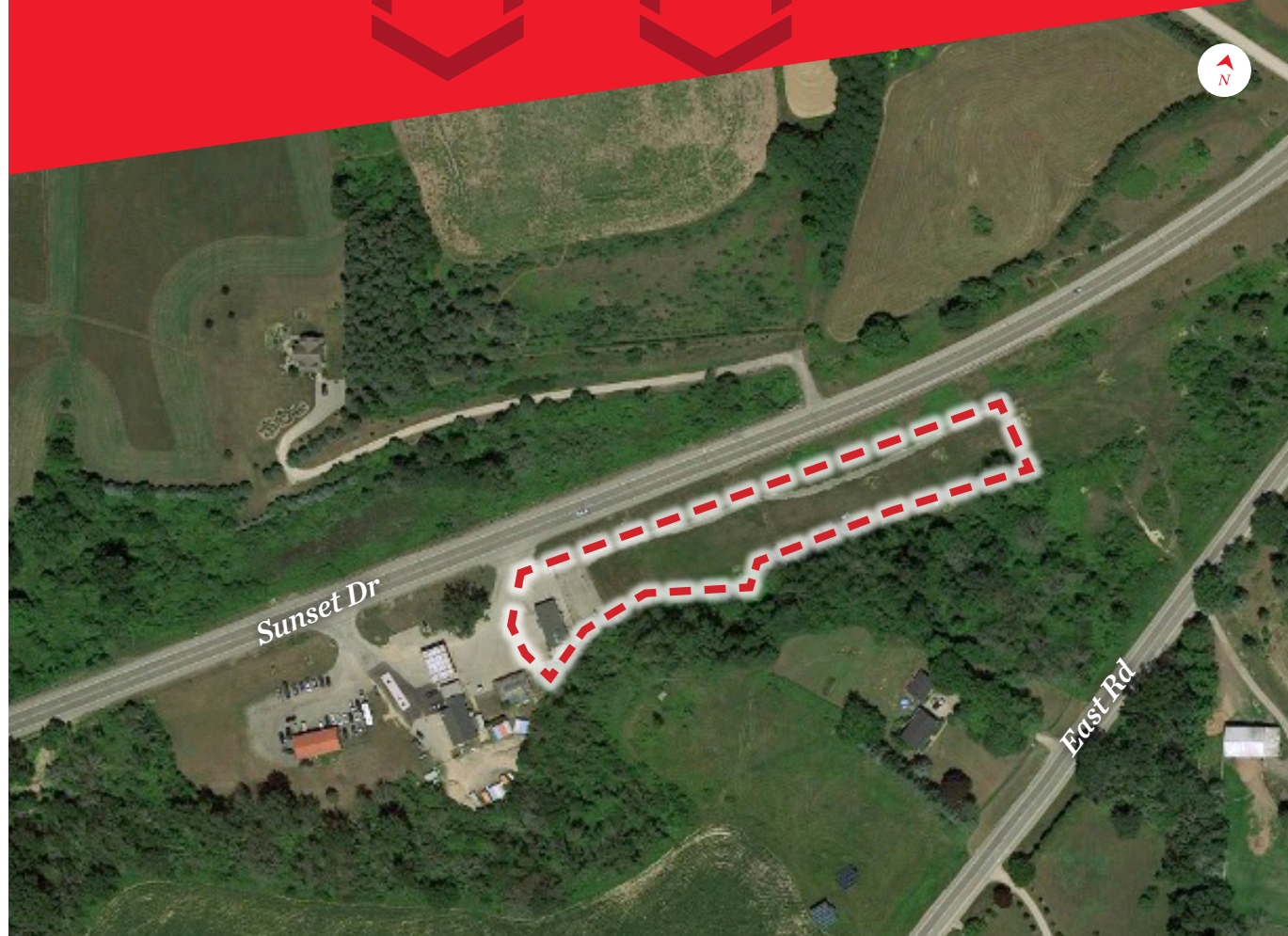
PROPERTY FEATURES

DETAILS

SITE AREA 1.857 Acres

ZONING B3-31

PERMITTED USES hotel - motel business; convenience stores; restaurant or other eating establishments; gift shop; refreshment stand; fruit or vegetable stand; garden supply centre; automotive service station; tourist centre; business office; general office; general retail; home and auto supply store; warehouse commercial use; dry- cleaning establishment; animal clinic; medical clinic, fitness centre; pharmacy; post station; daycare



TYLER DESJARDINE

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Southwestern Ontario

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