

PRIME COMMERCIAL SPACES IN MULTI-UNIT PLAZA | FOR LEASE

1700 DUNDAS STREET EAST London, ON N5W 3C9





ABOUT THE PROPERTY

Prime commercial spaces available for lease in a highly visible plaza on Dundas Street East, near Third Street, in East London

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT (TMI)
6	Approx. 5,747 SF	\$8.50 PSF Net	\$5.69 PSF
8	Approx. 13,930 SF	\$6.50 PSF Net	\$5.69 PSF
L8A	Approx. 4,233 SF	\$6.50 PSF Net	\$5.69 PSF
L8B	Approx. 4,252 SF	\$6.50 PSF Net	\$5.69 PSF
L8C	Approx. 5,445 SF	\$6.50 PSF Net	\$5.69 PSF
Rear B1	Approx. 7,894 SF	\$7.50 PSF Net	\$3.60 PSF

- **Zoning:** ASA 1,3,4,5 permits a wide range of uses (see page 4 for details)
- Parking: Available on-site for free
- Well maintained and professionally managed plaza
- Utilities separately metered in Tenant's name
- Other Tenants in plaza include: Enchante Hair Studio/Aroma Spa, NDP Political office, The Game chamber, London InterCommunity Health Centre etc.





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PROPERTY IMAGES

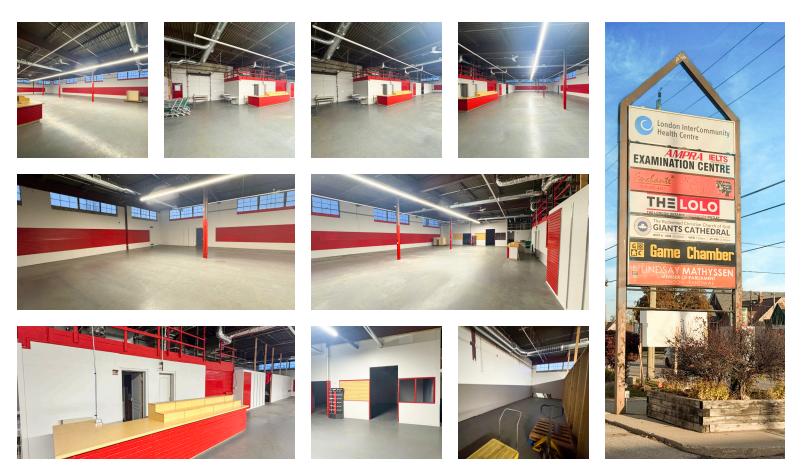




LOWER LEVEL



REAR B1



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PERMITTED USES

ASSOCIATED SHOPPING AREA COMMERCIAL (ASA1) ZONE

Animal hospitals	Restaurants	
Convenience service establishments	Retail stores	
Convenience stores	Personal service establishments	
Dry cleaning and laundry plants	Pharmacies	
Duplicating shops	Printing establishments	
Financial institutions	Video rental establishments	
Grocery stores	Brewing on premises establishment. (Z1-95390)	

ASSOCIATED SHOPPING AREA COMMERCIAL (ASA3) ZONE		
Clinics	Medical/dental offices	
Day care centres	Offices, professional	
Laboratories	Offices, service	

ASSOCIATED SHOPPING AREA COMMERCIAL (ASA4) ZONE		
Assembly halls	Private clubs	
Commercial recreation establishments	Schools (Z1-99634)	

Funeral homes

ASSOCIATED SHOPPING AREA COMMERCIAL (ASA5) ZONE Automobile repair garages Restaurants Automotive uses, restricted Taxi establishments

https://london.ca/sites/default/files/2024-10/Zoning%20By-law%20Section%2024.pdf

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