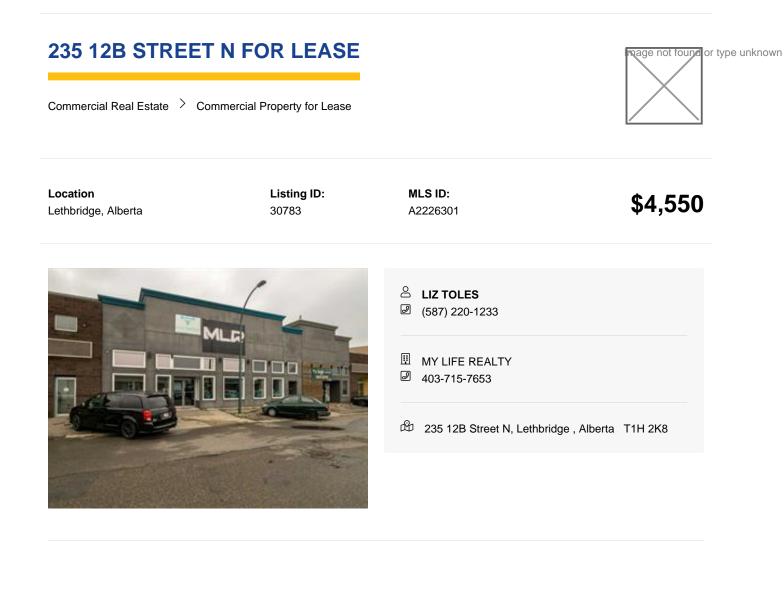


Generated: Jun 6, 2025, 15:09:10

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Lease Lease Frequency Monthly Subdivision Senator Buchanan Property Type Commercial Building Area (Sq. Ft.) 5600.00

Lot Size (Acres) 0.65

Restrictions None Known Days On Market

Lease Term Negotiable

Year Built 1958

Property Sub Type Mixed Use

Building Area (Sq. M.) 520.25

Footprint (Sq. Ft.) 5661

Reports

Condo/Strata Bylaws,Environmental Phase 1,Environmental Phase 2,Floor Plans Lease Amount 4550.00

Zoning I-B

Structure Type Low Rise (2-4 stories)

Legal Plan 0511747

Lot Size (Sq. Ft.) 28193

Inclusions N/A

This unique commercial property is a versatile opportunity to lease 5600sf of main floor space made up of a front retail area 2379sf (which was previously used for office/personal services) PLUS 3225sf of additional rear warehouse space that has been permitted for use as a fitness facility (complete with a 12' overhead door with loading at grade, 16' ceilings, and an accessible bathroom). An additional 1010sf mezzanine at front features a lounge area, a full bathroom with shower plus 3 offices... 2 with great storage closets. There are 3 designated parking spaces at back and access to 20+ FREE street parking spaces at front. There is A/C to the front area and a newer HRV system in the warehouse (installed in 2020). The property is zoned I-B (Industrial-Business) and is suited for anyone who in the trades/contractors, hardware/building supplies, household repair services, manufacturing, personal services, transportation, warehousing/wholesale. Neighbouring businesses include Canadian Tire, London Drugs, Save-On Food and DynaLife medical labs.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.