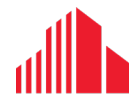
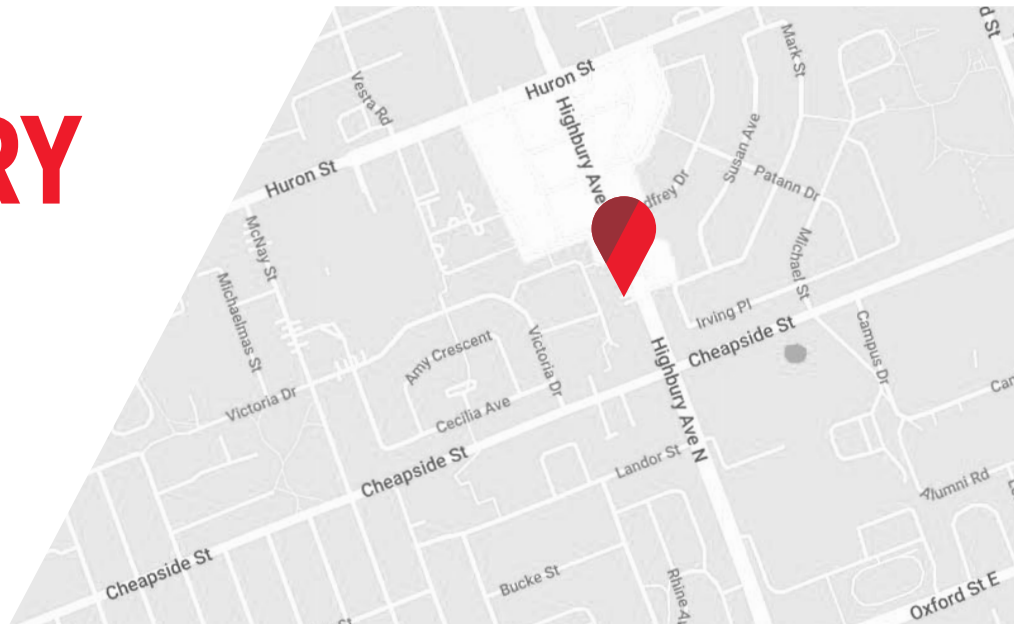




PRIME NORTHEAST LONDON COMMERCIAL SPACE | FOR LEASE

**1163 HIGHBURY
AVENUE
NORTH**

London, ON N5Y 1A6



**CUSHMAN &
WAKEFIELD**

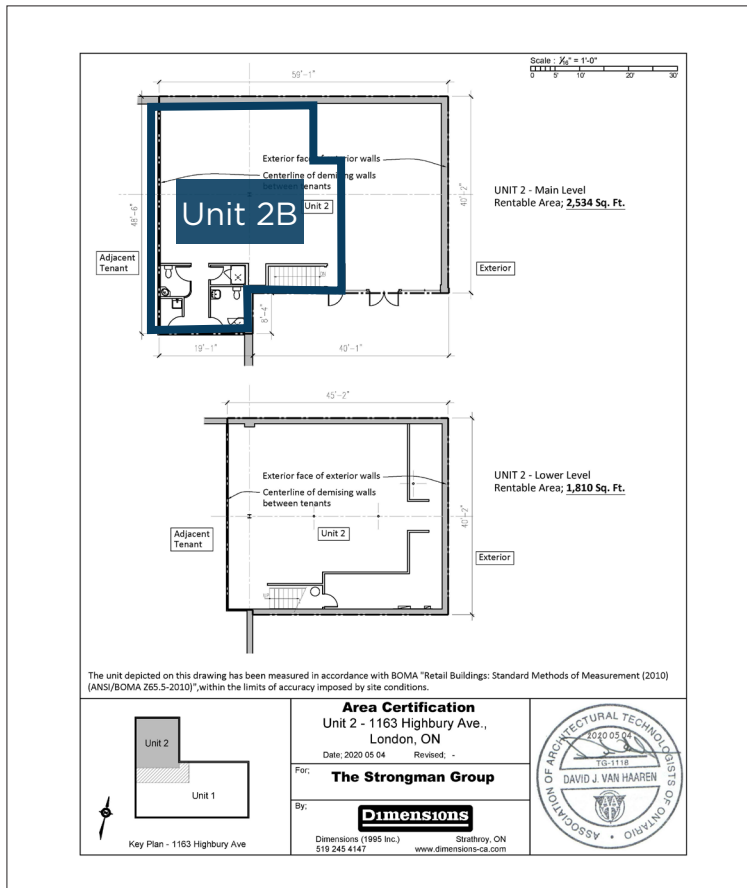
Southwestern Ontario

ABOUT THE PROPERTY

Prime Northeast London commercial space on Highbury Avenue North just south of Huron Street

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
2B	1,399 SF	\$26.00 PSF Net	\$9.38 PSF

- Zoning:** HS2 - permits a wide range of uses such as office, retail, restaurants, financial institutions, animal hospital, personal service, convenience stores, etc.
- Parking:** Plenty of on-site spaces available for free
- Signage:** Pylon and building signage available
- Approx. 1,810 SF lower level free of charge
- High traffic area
- Located between McDonald's and Tim Hortons
- Utilities separately metered



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

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

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