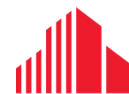




FOR LEASE
PRIME NORTHWEST
LONDON PROFESSIONAL RETAIL/OFFICE

**761
FANSHAWE
PARK ROAD
WEST**

London, ON N6G 5B4



**CUSHMAN &
WAKEFIELD**

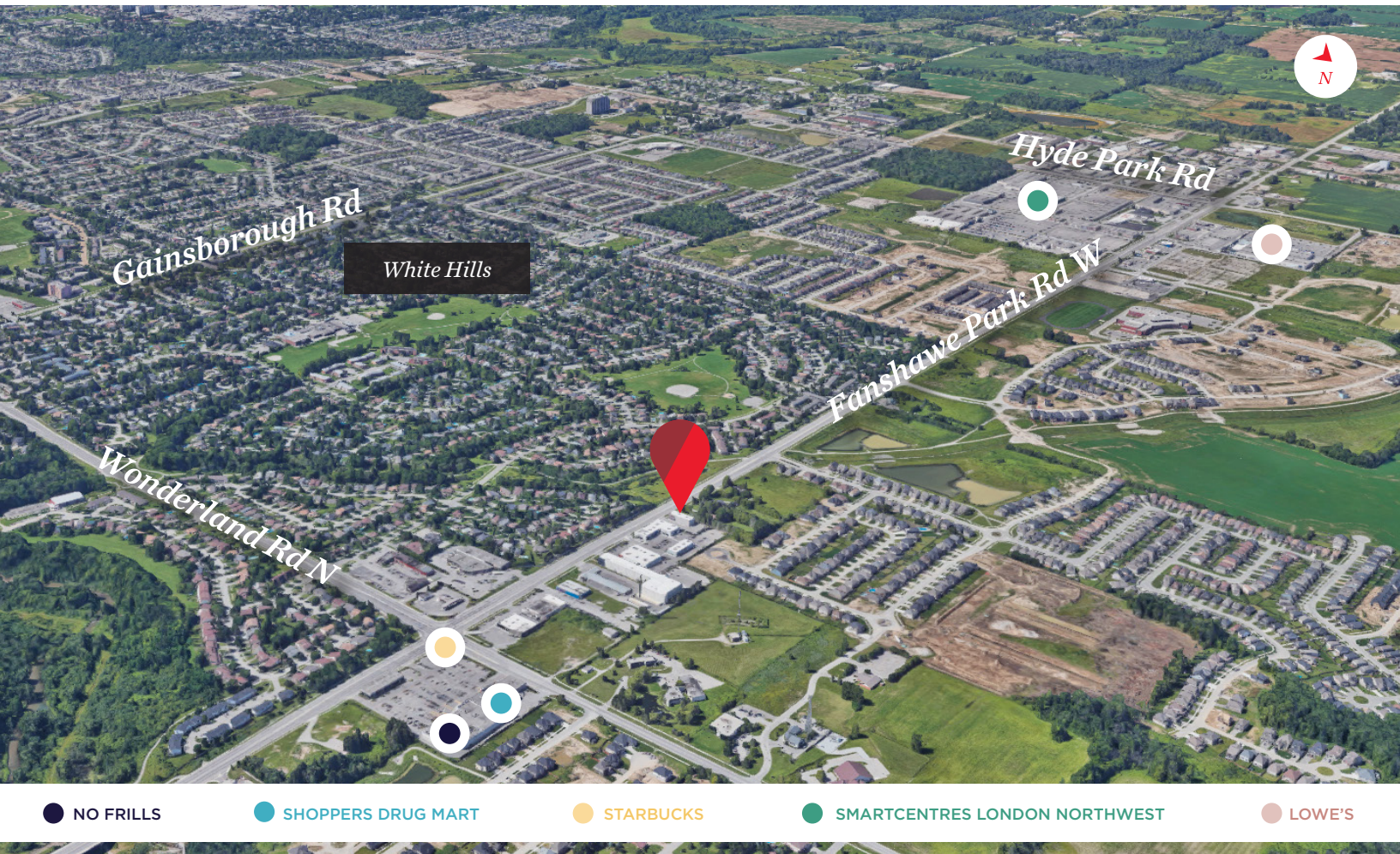
Southwestern Ontario

ABOUT THE PROPERTY

Prime commercial space for lease in Northwest London located directly on Fanshawe Park Road West

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
Second Floor	5,000 SF	\$20.00 PSF	\$8.50 PSF

- **Zoning:** Neighbourhood Shopping Area (NSA3(4) - permits a wide range of uses (see following page for details)
- **Parking:** Plenty of free spaces available on-site
- **Frontage:** Approx. 105.68 feet on Fanshawe Park Road West
- **Signage:** Signband signage available
- Space has excellent exposure and accessibility onto Fanshawe Park Road West in a high traffic location just west of Wonderland Road and east of Hyde Park Road
- Currently operating as Home Decor Store and Gym
- Other Tenants in the area include: Walmart, No Frills, Starbucks, Subway, SportCheck, Winners, Lowes, Canadian Tire, Shoppers Drug Mart etc.



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CUSHMAN & WAKEFIELD
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CUSHMAN & WAKEFIELD
Southwestern Ontario

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PERMITTED USES

NEIGHBOURHOOD SHOPPING AREA (NSA3(4))

Commercial recreational establishments	Home Furnishing Store
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NEIGHBOURHOOD SHOPPING AREA (NSA3)

Any use permitted in the NSA1 Zone	An apartment building with any or all of the other permitted uses on the first and/or second floor;
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NEIGHBOURHOOD SHOPPING AREA (NSA1)

Bake shops	Medical/dental offices
Catalogue stores	Offices
Clinics	Personal service establishments
Convenience service establishments	Restaurants
Day care centres	Retail stores
Duplicating shops	Service and repair establishments
Financial institutions	Studios
Food stores	Video rental establishments
Libraries	Brewing on Premises Establishment.(Z.-1-021027)

<https://london.ca/sites/default/files/2023-08/Zoning%20By-law%20Section%202023.pdf>



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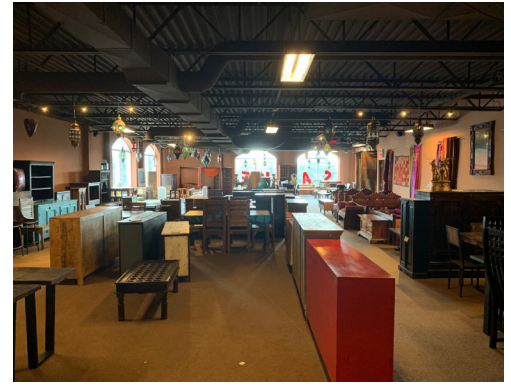
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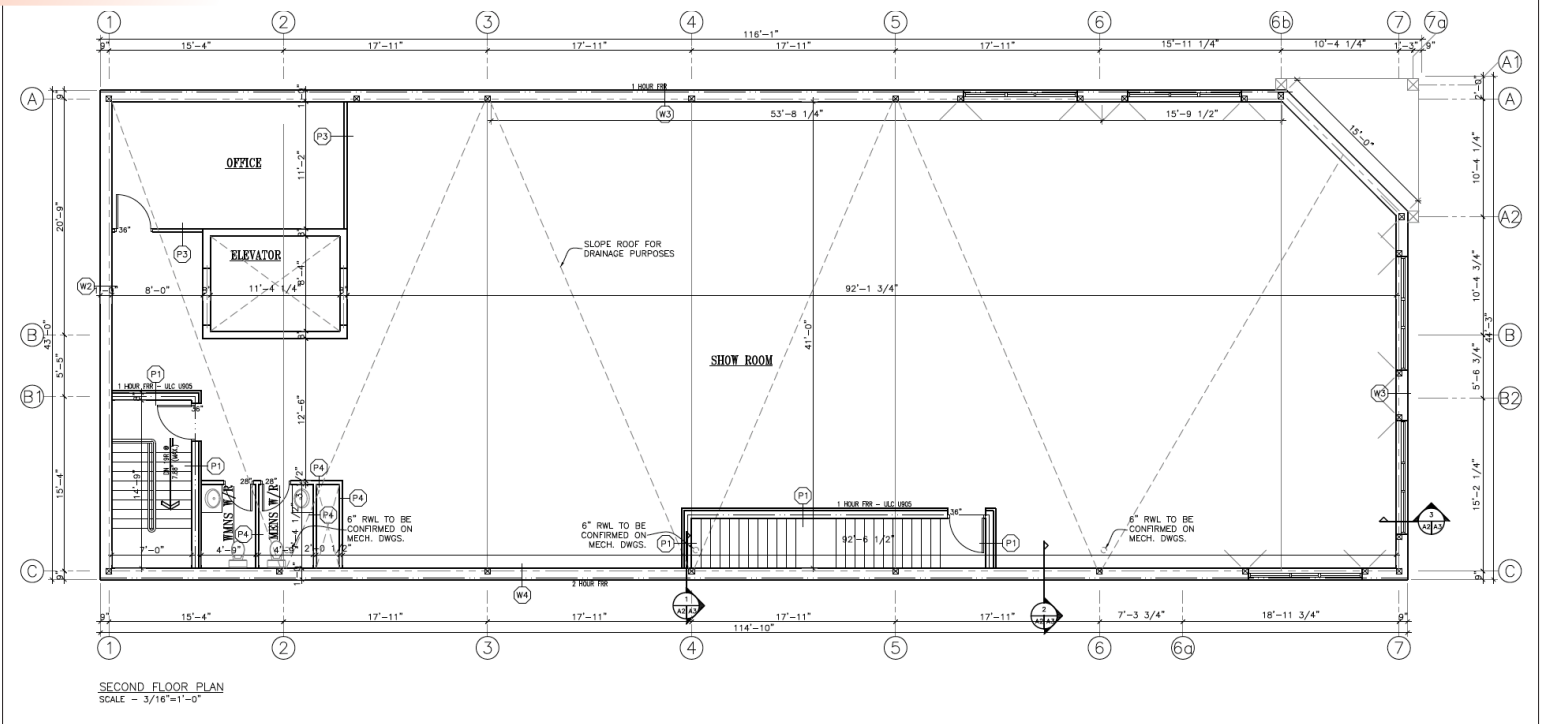
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PROPERTY IMAGES | FLOOR PLAN



Second Floor



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