



Accelerating success.



1106-1116 Dearness Dr., London ON

For Lease

Unit #17: 8,300 SF
Grade and dock loading doors

Unit #8: 2,000 SF
Grade loading door

\$13.00 PSF Net

Additional Rents \$4.75 psf

Retail Unit Available

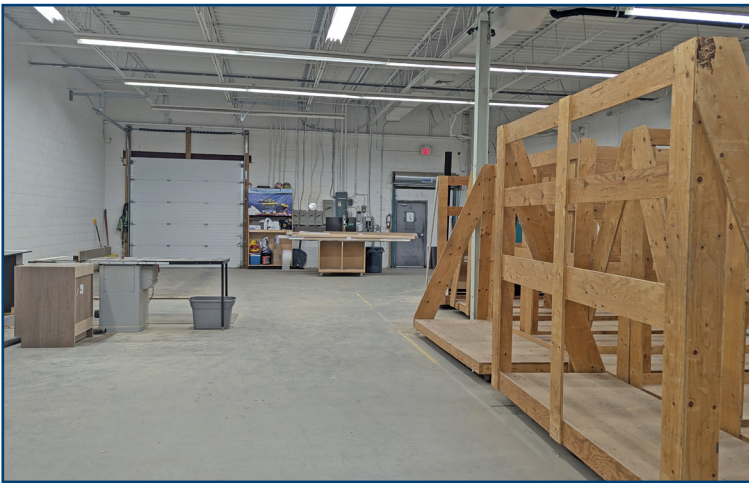


Exceptional retail space for lease featuring open showroom, offices and warehouse area. Unit comes equipped with both grade and dock loading. Space is flexible for a variety of uses under broad zoning. Conveniently located within walking distance of White Oaks Mall and BestBuy, close to hotels and restaurants along Wellington Road retail corridor. Well maintained property with abundant on-site parking at entrance to unit.

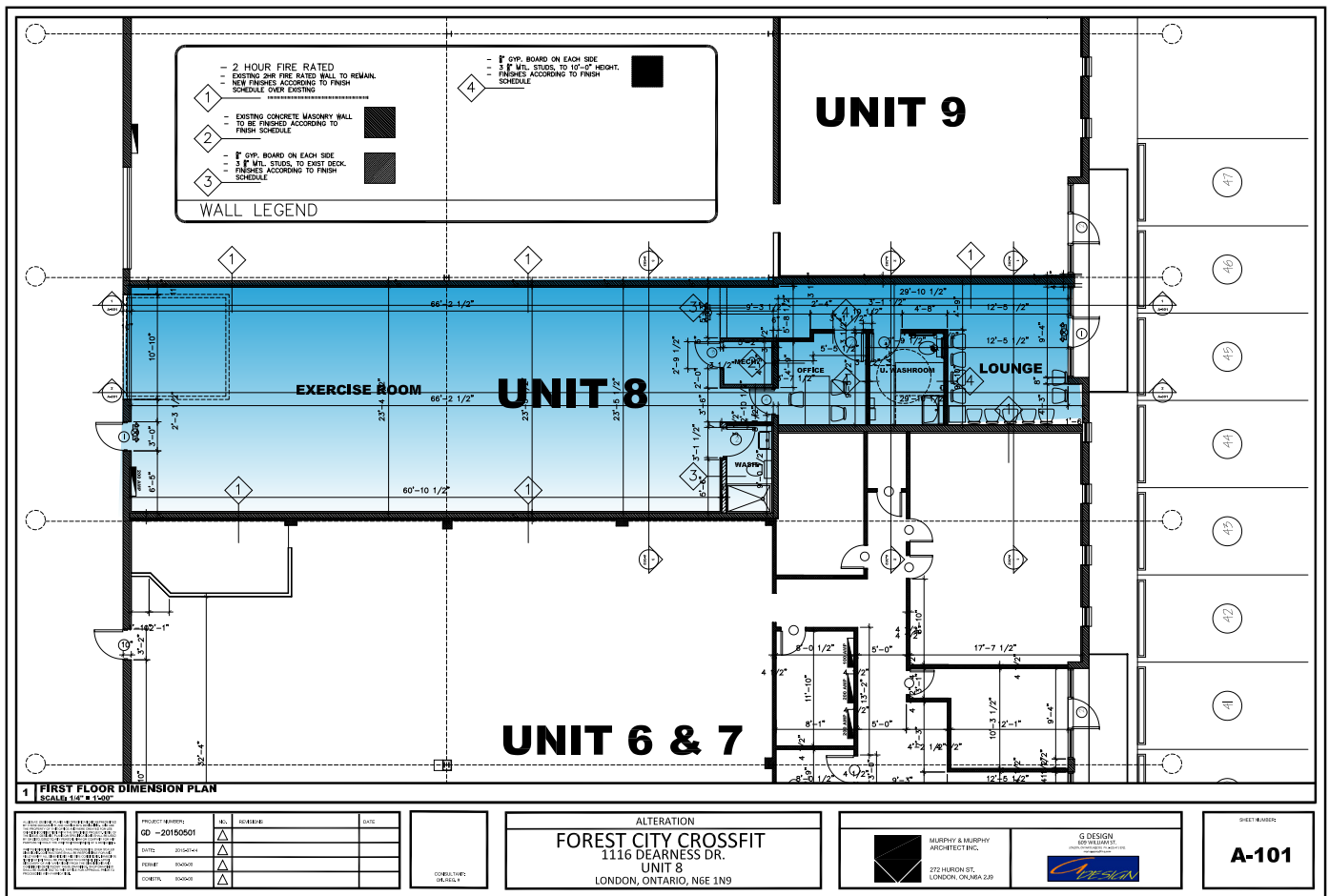
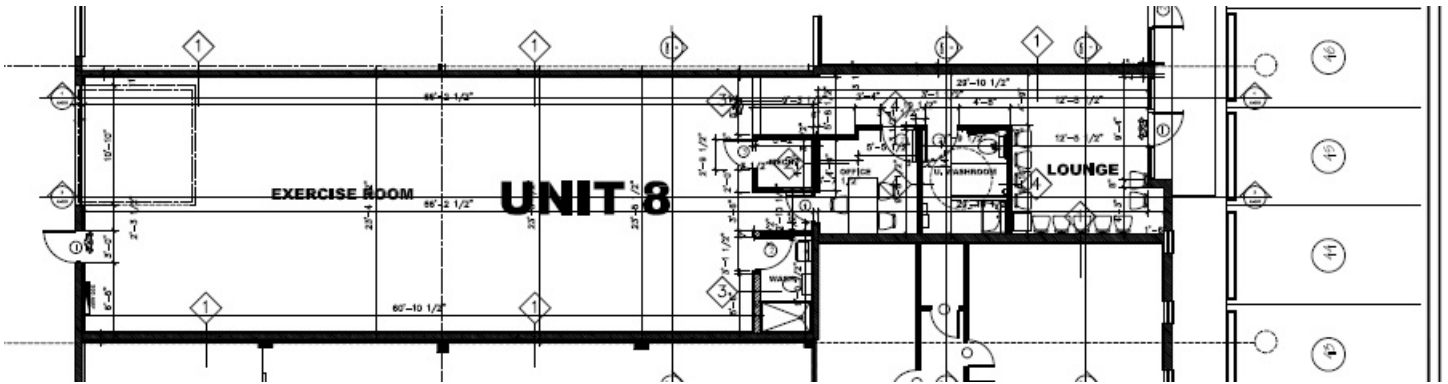
PROPERTY PHOTOS | UNIT 17



PROPERTY PHOTOS | UNIT 17



FLOOR PLAN | UNIT 8





Nearby Businesses

- > White Oaks Mall
- > Best Buy
- > LCBO
- > Boston Pizza
- > Jack Astors
- > Bulk Barn
- > McDonalds
- > TD Canada Trust
- > Dollar Tree
- > Days Inn London
- > Quality Suites
- > 168 Sushi Asian Buffet
- > Marks
- > Canadian Tire
- > Four Points by Sheraton
- > The Keg Steakhouse

ZONING: ASSOCIATED SHOPPING AREA COMMERCIAL (ASA) ZONE

The ASA Zone provides for and regulates a wide range of retail, personal service, community facility, automotive and office uses. Uses permitted in the ASA Zone are differentiated through the use of zone variations on the basis of their function, intensity, customer draw, proximity to residential uses and potential impacts.

ASA1

The following are permitted uses in the ASA1 Zone variation:

- Animal hospitals;
- Convenience service establishments;
- Convenience stores;
- Dry cleaning and laundry plants;
- Duplicating shops;
- Financial institutions;
- Grocery stores;
- Restaurants;
- Retail stores;
- Personal service establishments;
- Pharmacies;
- Printing establishments;
- Video rental establishments;
- Brewing on premises establishment. (Z.-1-95390)

ASA2(1)

- a) Regulations:
- i) Lot Coverage (Maximum) 40%
 - ii) Gross Floor Area (Maximum) (Z.-1-97516) Not applicable (N/A)

ASA3

The following are permitted uses in the ASA3 Zone variation:

- Clinics;
- Day care centres;
- Laboratories;
- Medical/dental offices;
- Offices, professional;
- Offices, service.

ASA4

The following are permitted uses in the ASA4 Zone variation:

- Assembly halls;
- Commercial recreation establishments;
- Funeral homes;
- Private clubs;
- Schools (Z.-1-99634)

ASA5

The following are permitted uses in the ASA5 Zone variation:

- Automobile repair garages;
- Automotive uses, restricted;
- Restaurants;
- Taxi establishments.



Contact



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Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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