

# \$ - 268 Main Street, Lucan Biddulph (lucan)

MLS® #X12189800

\$

0 Bedroom, 0.00 Bathroom, 842 sqft  
Office on 181.26 Acres

Lucan, Lucan Biddulph (lucan), Ontario

Attention Medical users! 268 Main offers prime Main Street exposure within a well-established medical office building housing physicians and on-site imaging. This centrally located 842 sq ft suite is perfectly configured for physio, chiropractic, or other medical uses, with two private offices, a welcoming reception area, three treatment rooms and a storage closet with washer/dryer hookups. Complimentary patient and staff parking adds convenience, and the turnkey space is ready for you to start seeing patients immediately in a professional, efficient environment designed for comfort and care. Additional rent is \$9.20/sf for 2025. This space is ready for you to start seeing patients right away. Sublease structure in place. It's designed for efficiency, professionalism, and patient comfort. Don't miss out on this opportunity to take your medical practice to the next level. (id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12189800 |
| Bathrooms      | 0.00      |
| Square Footage | 842       |
| Acres          | 181.26    |
| Type           | Office    |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 268 Main Street |
| Subdivision | Lucan           |



|             |                        |
|-------------|------------------------|
| City        | Lucan Biddulph (lucan) |
| Province    | Ontario                |
| Postal Code | N0M2J0                 |

### Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | PRIME REAL ESTATE BROKERAGE |
|----------------|-----------------------------|



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