

\$ - 1204 Richmond Street, London North (north A)

MLS® #X12382740

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0 Bedroom, 0.00 Bathroom, 2,995 sqft

Retail on 0.00 Acres

North A, London North (north A), Ontario

Prime North London Professional Office / Medical /Dental Clinic/ Pharmacy space available For Lease in 2 storey building. Located on Richmond st just across the University Dr with exposure of more than 8,000 vehicles per day. 2 minutes dr to masonville mall, Western university, a rare leasing opportunity. Approx 2995 Sqft of space available with OF3 zoning which allows number of medical related bussinesses and professional office use. Situated on one of the city's most well-traveled roads, this high-visibility property is ideal for medical practitioners, professional office users etc.. seeking a prime location to expand their existing business or looking for a fresh start with maximum exposure. Ideal space for medical or clinic type uses. Upper level is currently under renovation for office use as a Lawyer's office. Services will be shared between two occupants. Fully wheelchair accessible with elevator. Dedicated washrooms for male and female sepetately is on site. A fully funtional kitchen is also included which can be converted into a medical laboratory, if needed. Proximity to Amenities: Located across Western university gate, retail centers and Masonville mall, dining establishments, pharmacies, TD bank and other essential services, providing added convenience for tenants and their clients. - High-Traffic Area: Richmond st, a major arterial route, surrounding neighborhoods. The building offers unparalleled visibility and



convenience for your clients and staff. Parking is available on-site and free street parking for tenants and visitors, ensuring ease of access and convenience for all. (id:6289)

Essential Information

Listing #	X12382740
Bathrooms	0.00
Square Footage	2,995
Acres	0.00
Type	Retail

Community Information

Address	1204 Richmond Street
Subdivision	North A
City	London North (north A)
Province	Ontario
Postal Code	N6A3L4

Interior

Heating	Hot water radiator heat
Cooling	Fully air conditioned

Exterior

Lot Description	Unit=126.31 x 150.37 FT
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Listing Details

Listing Office	NU-VISTA PREMIERE REALTY INC.
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