

246 Dundas Street



RETAIL



Retail For Lease

Price: \$16.00 per sf

Area: 1183sf up to 2446sf

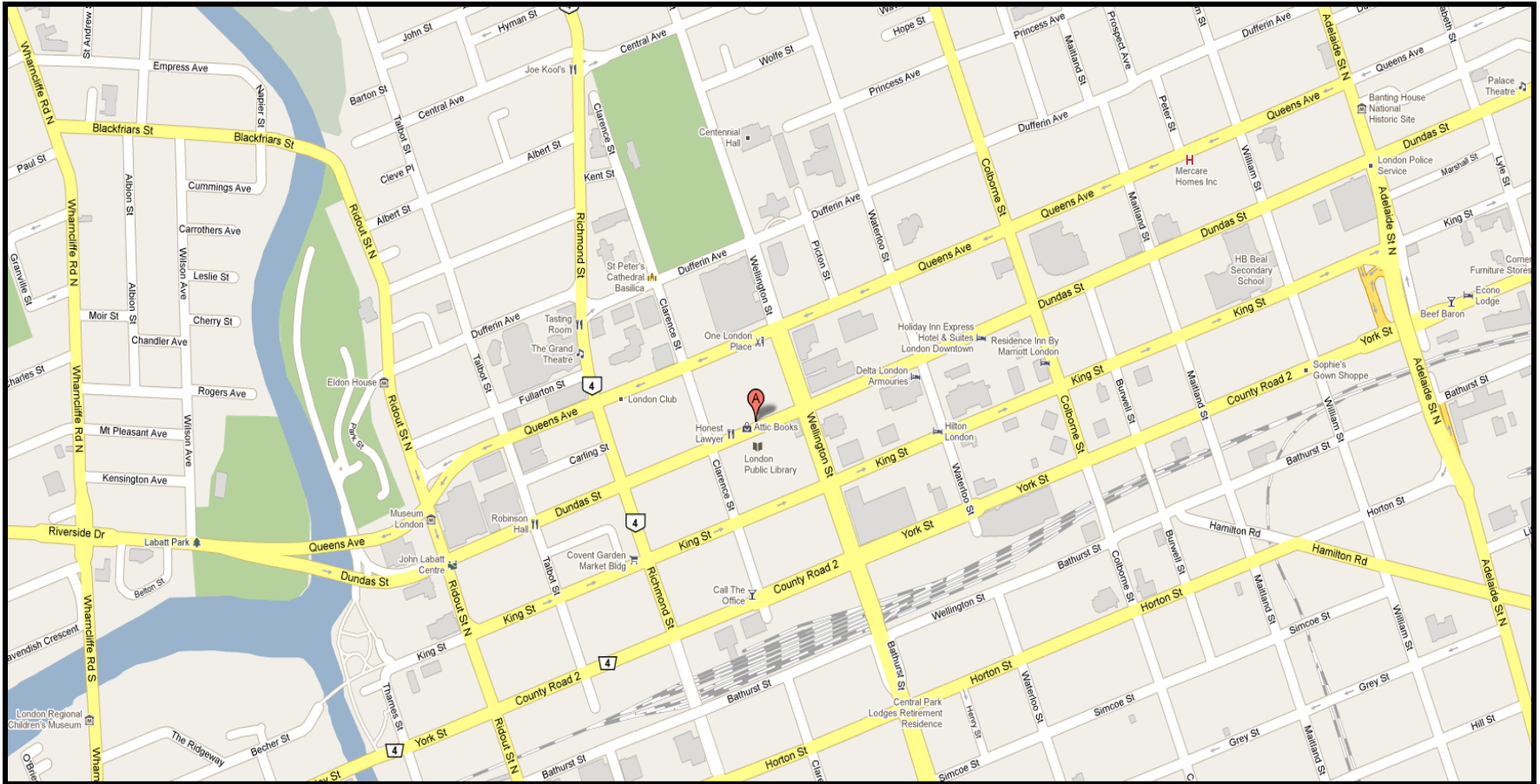
TMI: \$5.00

Lease Type: Net

Zoning: DA 1

New retail space available in this recently renovated, historic building. The interior has been taken to a shell condition, making it ready for partition and finishing. The actual retail area is expandable if required and will also have access to a lower level storage area so that all of the main floor can be allocated to revenue production. The remaining floors of the building are also available with 1952sf on the second floor and 915sf on the third floor. The building has a sprinkler system throughout and a full set of drawings is available. This is an ideal location for a retail business in a block that is undergoing a strong resurgence.

Location, Location, Location!



Broad zoning permits a variety of uses and there are numerous incentive programs available through Mainstreet London. <http://www.downtownlondon.ca/Invest-Downtown/Incentive-Programs>





SECTION 20

DOWNTOWN AREA (DA) ZONE

20.1 GENERAL PURPOSE OF THE DA ZONE

This Zone provides for and regulates the City's most dominant and intensive commercial business area which serves the City and region. The permitted uses include a full range of commercial, service, and office uses with residential uses permitted above the first floor. Zone variations are established to emphasize the pedestrian-oriented shopping area and to regulate the scale of retail permitted.

The primary difference between the DA1 Zone and the DA2 Zone variation is that the DA1 Zone is applied to main retail shopping area centred along Dundas and Richmond Streets. The DA2 Zone variation is applied to the other peripheral areas of the Downtown and permits ground level office and residential uses.

20.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any DA Zone variation for any use other than the following uses:

1) DA1

The following are permitted uses in the DA1 Zone variation:

- a) (deleted by Z.-1-96435)
- b) [Retail stores;](#)
- c) [Supermarkets;](#)
- d) [Amusement game establishments](#) restricted to locations within shopping centres, entertainment complexes and hotels;
(Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- e) [Apartment buildings](#) with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-94263)(Z.-1-98618)
- f) [Apartment hotels](#) with rooms restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-94263) (Z.-1-98618)
- g) [Art galleries;](#)
- h) [Assembly halls;](#)
- i) [Bake shops;](#)
- j) [Churches;](#)
- k) [Clinics;](#)
- l) [Commercial parking structures;](#)
- m) [Commercial recreation establishments;](#)
- n) [Convenience stores;](#)
- o) [Day care centres;](#)
- p) [Dry cleaning and laundry depots;](#)
- q) [Duplicating shops;](#)



- r) [Dwelling units](#) restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- s) [Emergency care establishments](#);
- t) [Film processing depots](#);
- u) [Financial institutions](#);
- v) [Funeral homes](#);
- w) [Group homes type 2](#);
- x) [Hotels](#);
- y) [Institutions](#);
- z) [Laboratories](#);
- aa) [Laundromats](#);
- bb) [Libraries](#);
- cc) [Medical/dental offices](#);
- dd) [Museums](#);
- ee) [Offices](#), with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)
- ff) [Patient testing centre laboratories](#);
- gg) [Personal service establishments](#);
- hh) [Printing establishments](#);
- ii) [Private clubs](#);
- jj) [Repair and rental establishments](#);
- kk) [Restaurants](#);
- ll) [Restaurants, outdoor patio](#);
- mm) [Schools](#);
- nn) [Senior citizen apartment buildings](#) with units restricted to the rear portion of the ground floor or on the second floor or above with any or all the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- oo) [Service and repair establishments](#);
- pp) [Service trades](#);
- qq) [Studios](#);
- rr) [Taverns](#);
- ss) [Theatres and cinemas](#);
- tt) [Video rental establishments](#);
- uu) [Lodging house class 2](#); (Z.-1-93172)
- vv) [Place of Entertainment](#).
(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- ww) [Accessory dwelling units](#) restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-98618)
- xx) [Brewing on Premises Establishment](#);(Z.-1-021027)



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