

320 Ferndale Avenue



For Lease

OFFICE SUITE 1:

Area: 3253 sf

OFFICE SUITE 2:

Area: 1465 sf

TOTAL AREA: 4718 sf

Rate: \$10.00 per sf

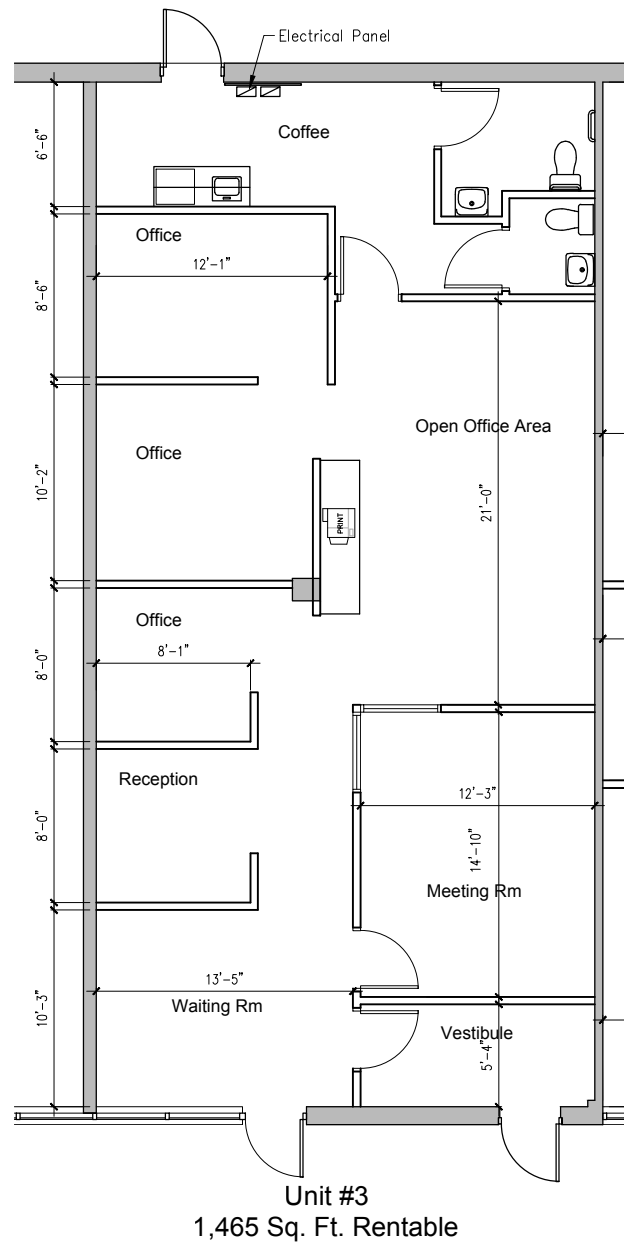
TMI: \$8.85

Lease Type: Net

Zoning: CC 6

Well finished office space in a quiet, clean and well maintained plaza. This consists of two contiguous spaces that can be easily combined but that are separately metered and serviced. There is only one retail tenant in the plaza, a small and well established hair salon. The first office space was previously used as a regional training facility and the second space is presently a real estate office. The plaza has an excess of parking with spaces for 70 plus vehicles, a huge bonus for those firms currently paying downtown parking rates.





320 Ferndale Avenue

Unit 3

FLOOR PLAN

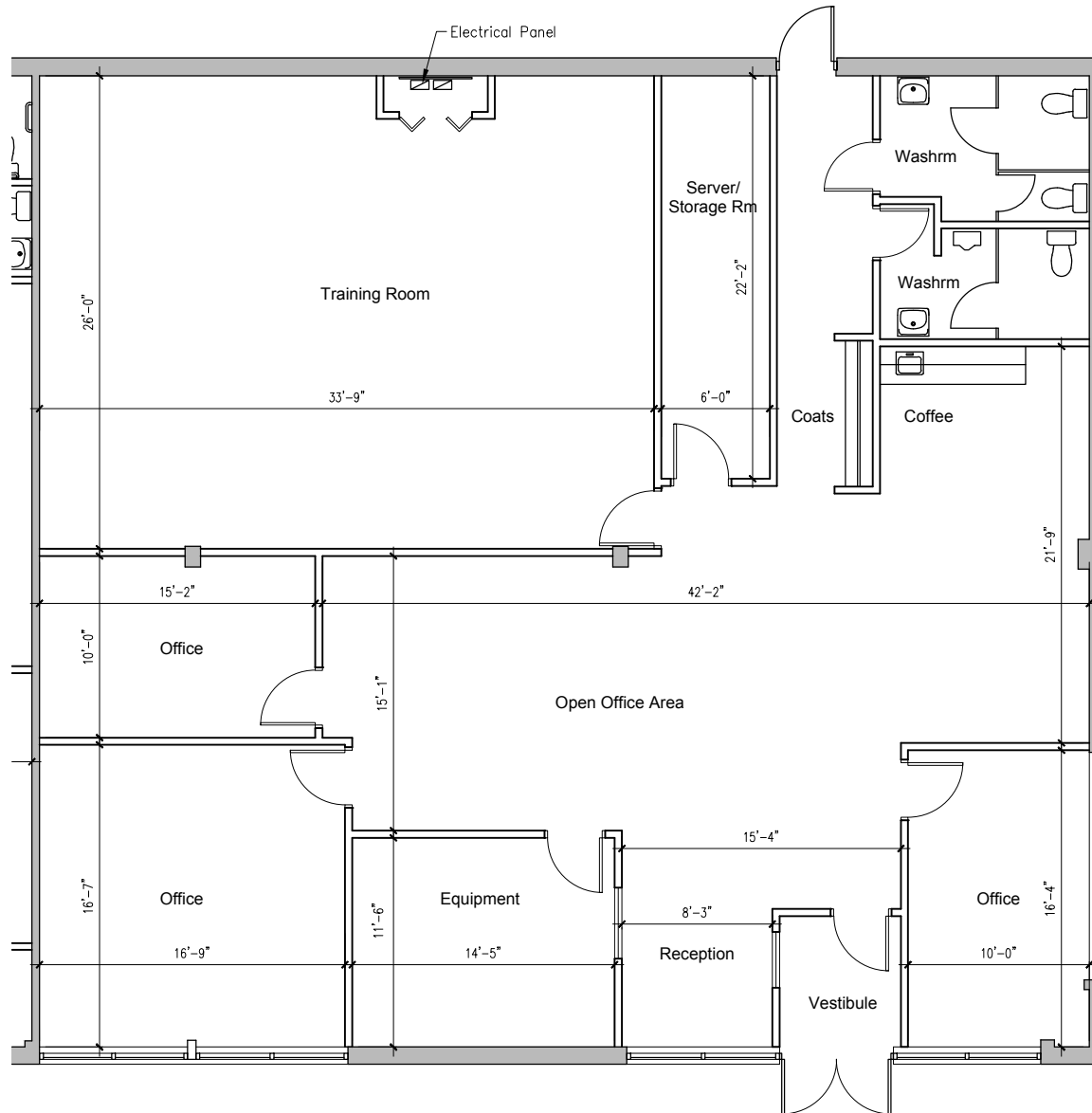
Scale: 1" = 10'-0"

Date: May, 2010

Mullins Realty

3 - 320 Ferndale Avenue, London, ON, N6C 5P7
tel: (519) 642-0200 fax: (519) 642-0400





Unit #5
3,253 Sq. Ft. Rentable

320 Ferndale Avenue

Unit 5

FLOOR PLAN

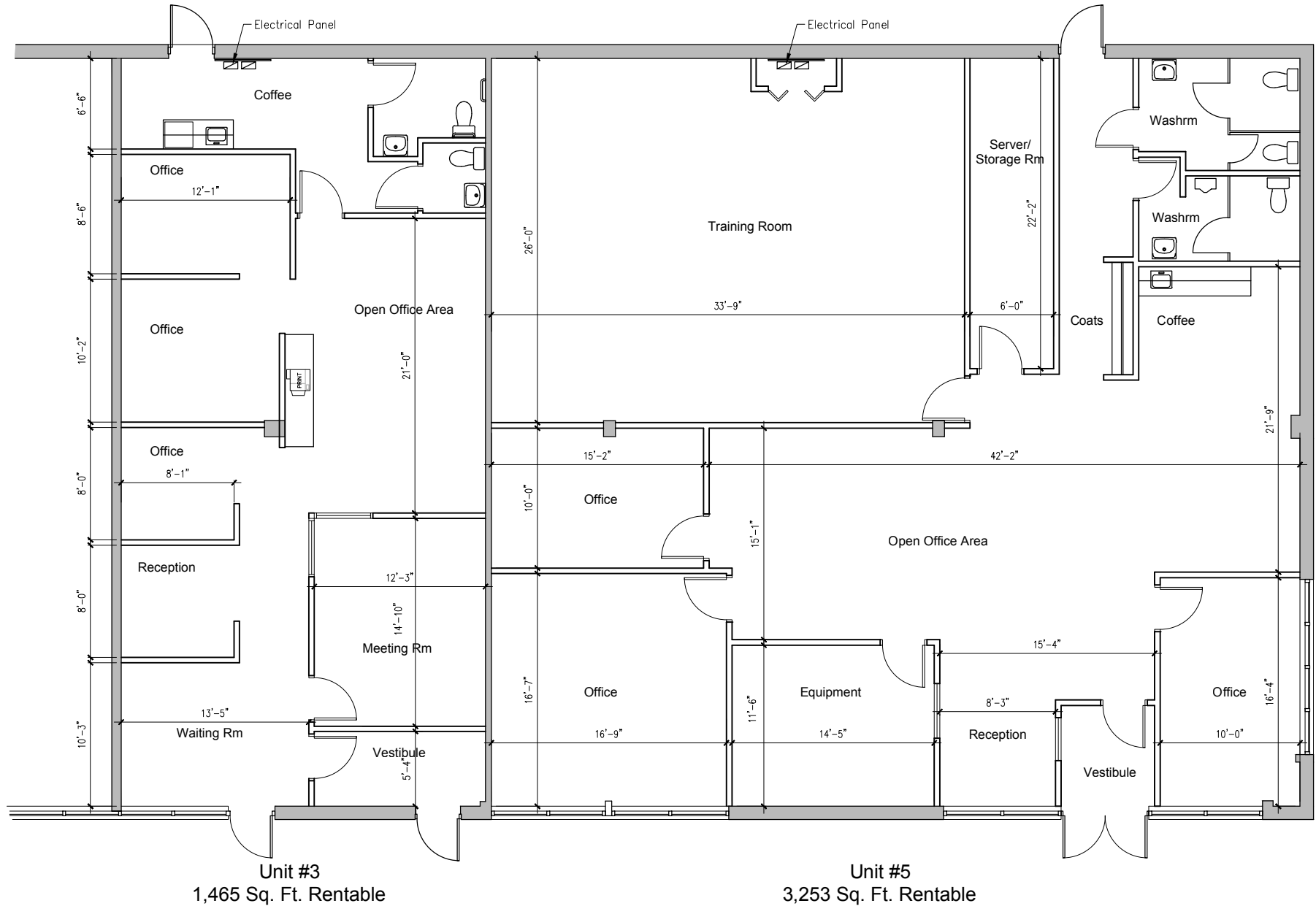
Scale: 1" = 10'-0"

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320 Ferndale Avenue

Units 3 & 5

FLOOR PLAN

Scale: 1" = 10'-0"

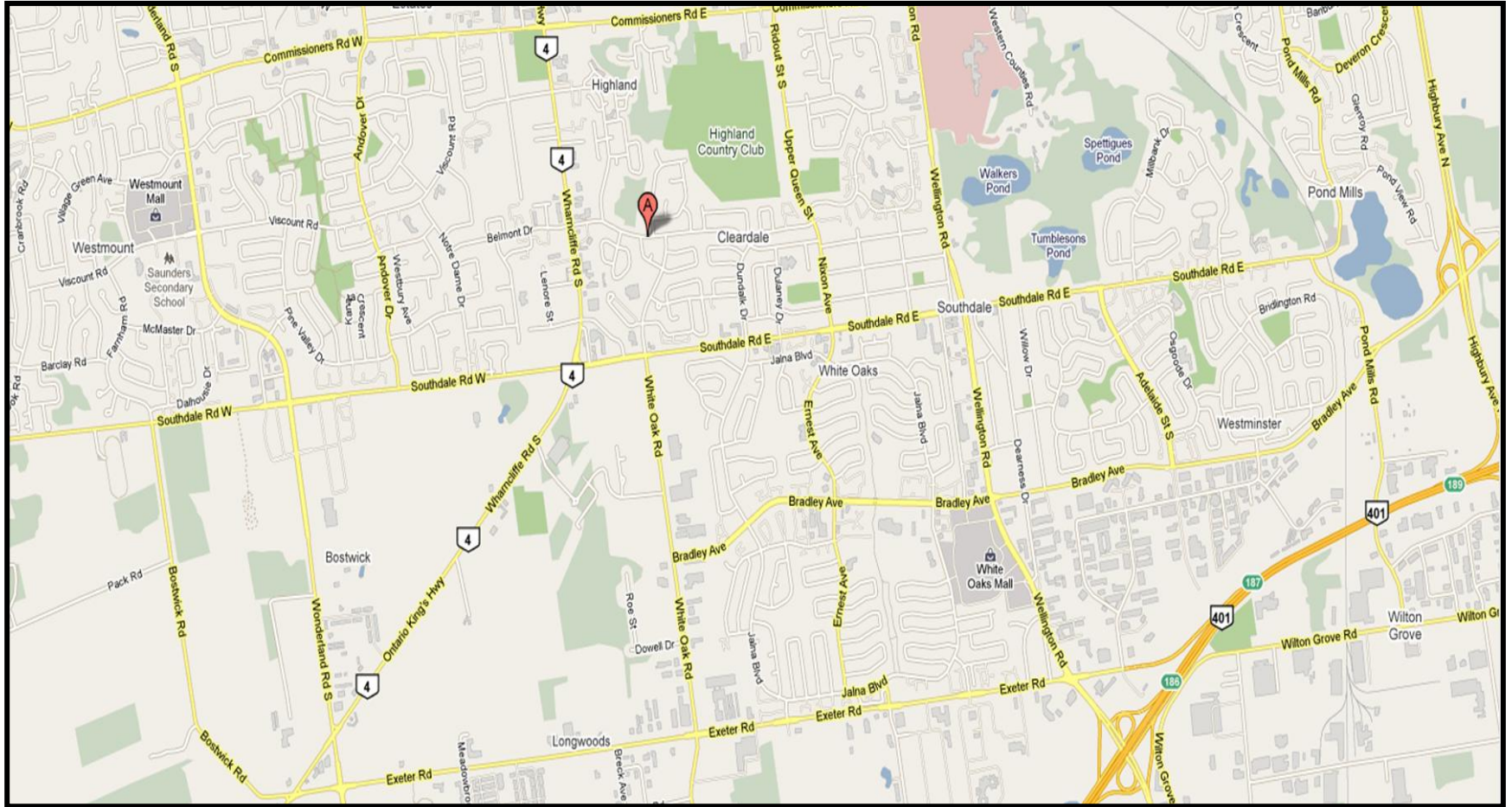
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Easy access to the 401 and 402



10 minutes to Downtown London





SECTION 29

CONVENIENCE COMMERCIAL (CC) ZONE

29.1 GENERAL PURPOSE OF THE CC ZONE

This Zone provides for and regulates a limited range of commercial uses which services the day-to-day convenience needs of the immediate neighbourhood. Uses permitted in the CC Zone are differentiated through the use of zone variations on the basis of their function, intensity and potential impacts.

The main CC Zone variation permits a restricted range of low impact uses which are considered to be appropriate for all Convenience Commercial Zone variations. An expanded range of uses is permitted in the other zone variations. Application of zone variations will be dependent on compatibility with the surrounding area and shall not detract from neighbouring residential uses.

29.2 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 CC Zone variation for any use other than the following uses:

1) CC

The following are permitted uses in the CC Zone variation:

- a) [Convenience service establishments](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- b) [Convenience stores](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- c) [Financial institutions](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- d) [Personal service establishments](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).

2) CC1

The following are permitted uses in the CC1 Zone variation:

- a) Any use permitted in the [CC](#) Zone variation;
- b) [Dwelling units](#), together with any other permitted uses;
- c) [Medical/dental offices](#).



3) CC2

The following are permitted uses in the CC2 Zone variation:

- a) Any use permitted in the [CC1](#) Zone variation;
- b) [Food stores](#) without a [drive-through facility](#);
(Z.-1-98566 - O.M.B. File No. R 980025 - Order Issue Date: June 18, 1998)
- c) [Restaurants, take-out](#), without a [drive-through facility](#).
(Z.-1-98566 - O.M.B. File No. R 980025 - Order Issue Date: June 18, 1998)
- d) [Brewing on Premises Establishment](#) (Z.-1-021027)

6) CC5

The following are permitted uses in the CC5 Zone variation:

- a) Any use permitted in the [CC2](#) Zone variation;
- b) [Convenience business service establishments](#) without [drive-through facilities](#);
- c) [Day care centres](#) without [drive-through facilities](#);
- d) [Offices](#) without [drive-through facilities](#);
- e) [Studios](#) without [drive-through facilities](#).
(Z.-1-99640)

7) CC6

The following are permitted uses in the CC6 Zone variation:

- a) Any use permitted in the [CC5](#) Zone variation;
- b) [Bake shops](#) without [drive-through facilities](#);
- c) [Commercial schools](#) without [drive-through facilities](#);
- d) [Florist shops](#) without [drive-through facilities](#);
- e) [Pharmacies](#) without [drive-through facilities](#);
- f) [Restaurants, eat-in](#) without [drive-through facilities](#). (Z.-1-99640)
- g) [Brewing on Premises Establishment](#) (Z.-1-021027)



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