



**CUSHMAN &
WAKEFIELD**
Waterloo Region

RETAIL BUILDING FOR LEASE



420 QUEEN ST
CHATHAM, ON



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FOR LEASE

PROPERTY FEATURES

- Located on the busy corner of Park Ave and Queen St in the city of Chatham.
- This 6,000 sqft unit, formerly a Scotia Bank and attached to the Shoppers Drug Mart, is located at the busy corner of Park Ave and Queen St in the City of Chatham.
- Park Ave extends to Highway #40 where there is an exit onto Highway #401.
- Roof was put on the building in 2017.
- Snow plowing is done by Tenant.
- Tenant takes care of HVAC maintenance and utilities.
- This is a two-storey building with 4,000 sqft on the ground floor and 2,000 sqft on the second floor.
- It can be used as office space as well.
- The unit is currently vacant.



LEASE PRICE
\$10.00 PSF Net



TMI
\$7.90 PSF (2023)



SQUARE FOOTAGE
6,000 SF



Neighbourhood: Chatham-Kent



ZONING: UCC - COMMUNITY COMMERCIAL

Some uses included but are not limited to Financial Institution, Liquor Store, Child Care Centre, Church, Clinic, Commercial Entertainment and Recreational Establishment, Eating Establishment (Take Out), Furniture Store, Bake Shop, Automobile Repair Shop, Dry Cleaners, Print Shop, Office or Retail Store.



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**TOTAL
POPULATION**

48,753.6 (10 km)



**TOTAL DAYTIME
POPULATION**

56,161.1 (10 km)



**AVERAGE HOUSEHOLD
INCOME**

\$63,534.9 (10 km)



**TOTAL RETAIL TRADE
POPULATION**

2,879 (12.3%) (10 km)



***This retail opportunity
is attached to a
Shoppers Drug Mart.***

AMENITIES

- Several food stops including Tim Hortons, Subway, Frick's Fish & Chips, Mike's Place, Mr Shawarma, Konstantino Pizzeria, Eli's, The Dutch Market, Imperial Club and more.
- Stop to Shop at Shoppers Drug Mart, Sobeyes, No Frills, Canada Post, Purolator, Beer Store, BMO Bank, The Closet Inc, LCBO, Mission Thrift Store, Charlie's Variety Store, Birdie's Nest and more.



Watch Our Video



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For more information, please contact:

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