



Colliers

600 Princess Street Unit #100 | Woodstock ON

Downtown Medical Space **For Lease**

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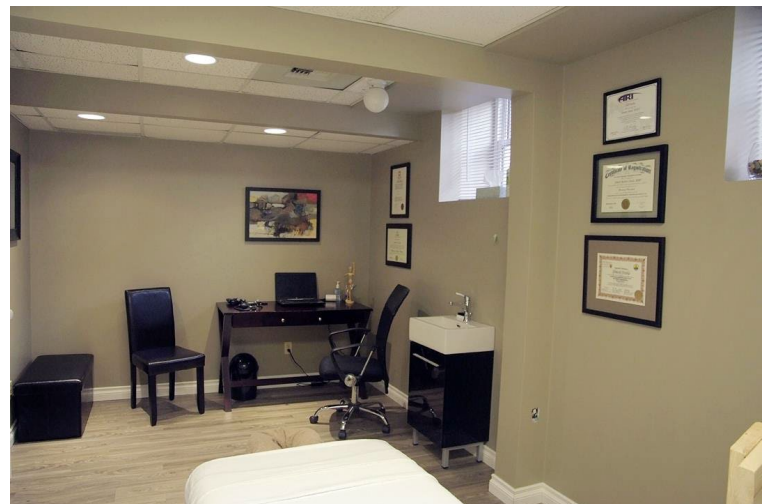
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Colliers Southwestern Ontario, Brokerage

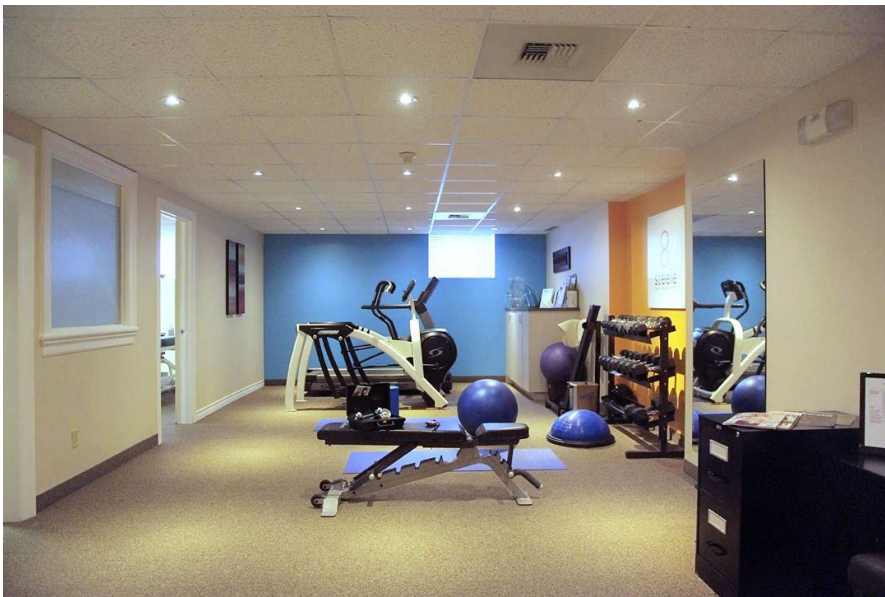
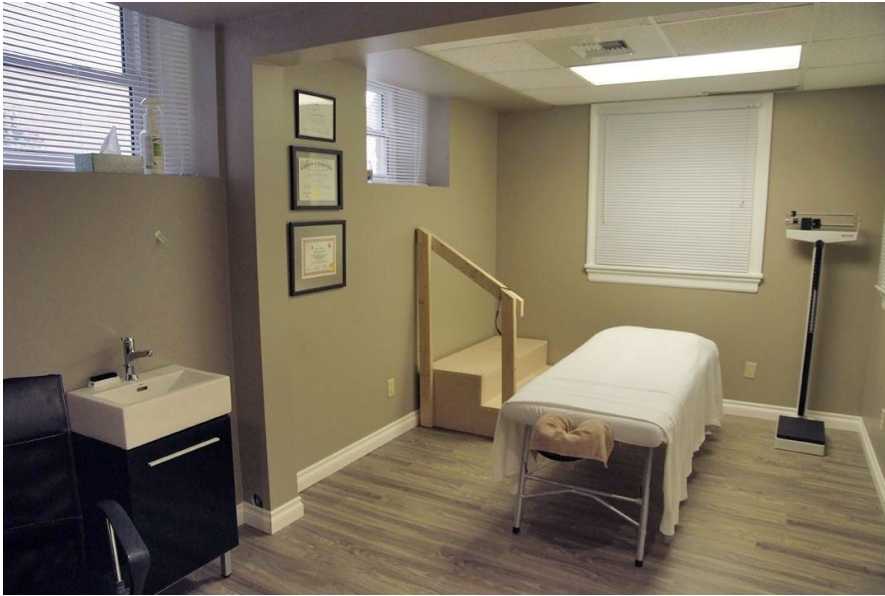
649 Colborne St., Ste. 200
London, ON N6A 3Z2

Property Overview

1,186 SF medical space in downtown medical building that features many other health professionals as well as a pharmacy. Building is completely wheelchair accessible with elevator. Plenty of free surface parking. The lease will be Net to the landlord with 2026 Additional Rent at \$12.74 per sq. ft. Preferred lease terms will be provided for medical doctors.



\$10.00 PSF Net



Unit 100

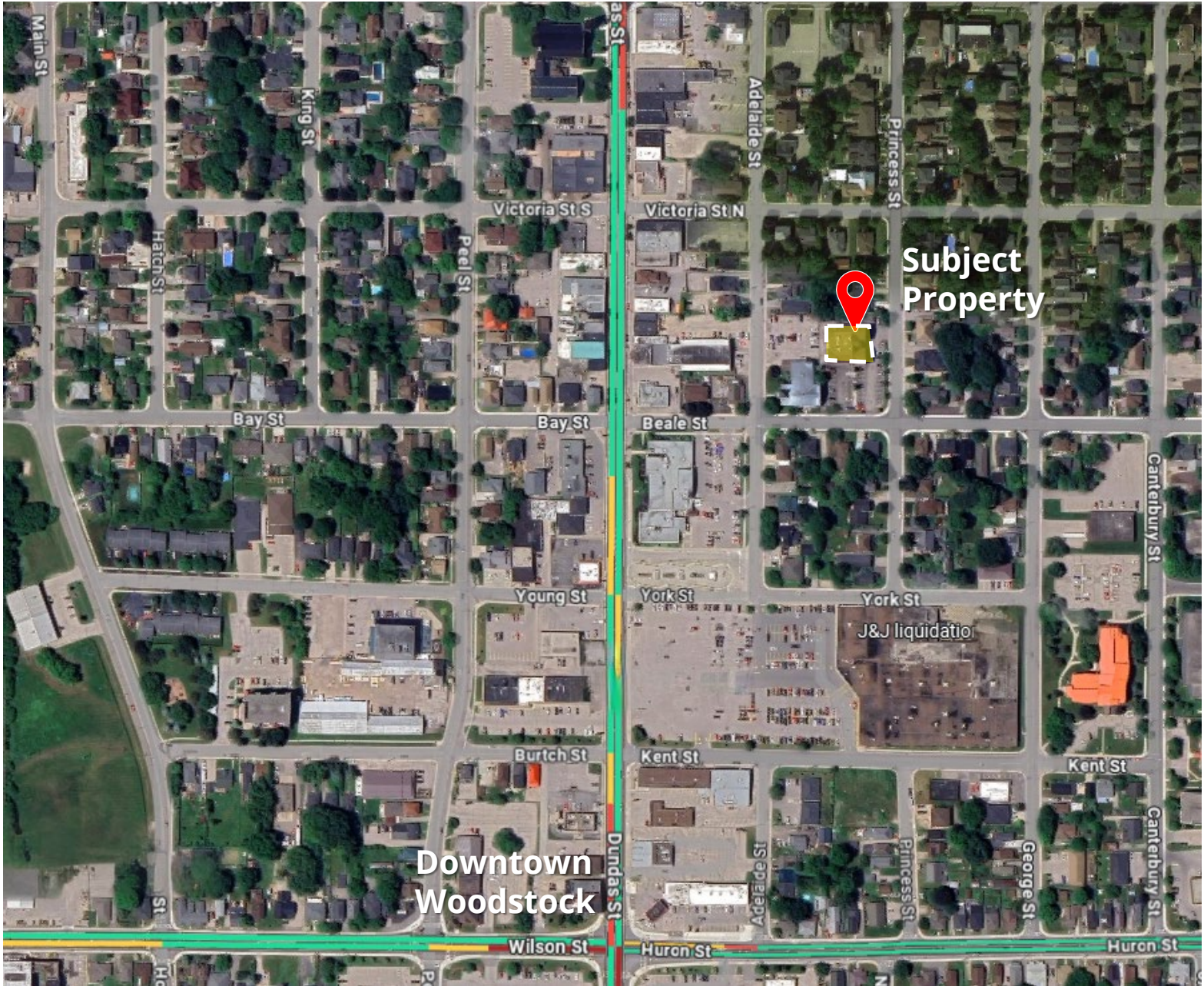
- Building features many other health professionals
- Pharmacy in building
- Elevator
- Wheelchair accessible
- Plenty of free surface parking

1,186

SF available



Location & Demographics



Demographic Trends & Key Indicators

600 Princess St, Woodstock, Ontario, N4S 4H4 | 3 km radius

45,450	18,827	2.4	40.5	CA\$92,757	61.5%	24,908	23,271	1,636
Population	Households	Avg Household Size	Median Age	Median Household Income	Tenure: Owned	Workforce Population	Employed	Unemployed

Zoning

CF-8: Community Facility Zone

Permitted Uses

all uses permitted in Section 22.1 of this By-law;
all uses permitted in Section 13.1 of this By-law;
a medical clinic;

CF Zone Permitted Uses (Section 22.1)

Residential Uses

a dwelling unit accessory to a permitted non-residential use.

Non-Residential Uses

- a) an administrative office of the Corporation, the County, the Province of Ontario or the Dominion of Canada;
- b) an ambulance, police or fire depot;
- c) an assembly hall;
- d) a cemetery;
- e) a church;
- f) a community centre;
- g) a fairground;
- h) a fraternal lodge or institutional hall;
- i) a funeral home;
- j) a home for the aged;
- k) a hospital, public or private;
- l) a hostel;
- m) a monastery;
- n) a museum;
- o) a nursing home;
- p) a nursery school;
- q) a parking lot;
- r) a private school;
- s) a public school;
- t) a public library;
- u) a recreational building (indoor sports);
- v) a retirement home;
- w) a YMCA or YWCA
- x) a Group Home Type 1;
- y) a Group Home Type 2;
- z) an emergency care establishment.

C3 Zone Permitted Uses (Section 13.1)

Residential Uses

a dwelling unit in a portion of a non-residential building;
a home occupation;
any Residential use permitted In Section 7.1.1 to this By-Law;
any Residential use permitted in Section 8.1.1 to this By-Law.

Non-Residential Uses

- a) an administrative office of the Corporation, the County, the Province of Ontario or the Dominion of Canada;
- b) an antique store;
- c) an art gallery including the retailing of art supplies;
- d) an artist studio;
- e) a bakeshop;
- f) a bank, financial institution, or finance office;
- g) a business or professional office;
- h) a business support service;
- i) a commercial school;
- j) a cottage industry use;
- k) a daycare facility or nursery school;
- l) a drug store, dispensary or pharmacy;
- m) a florist shop;
- n) a food catering business;
- o) a fraternal lodge or association;
- p) a medical clinic;
- q) a parking lot;
- r) a personal service shop;
- s) a retail store;
- t) a retirement home;
- u) a school;
- v) a service shop;
- w) a studio. .



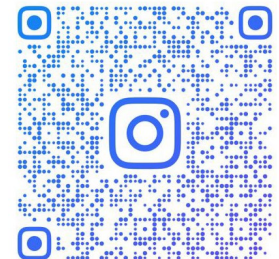
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