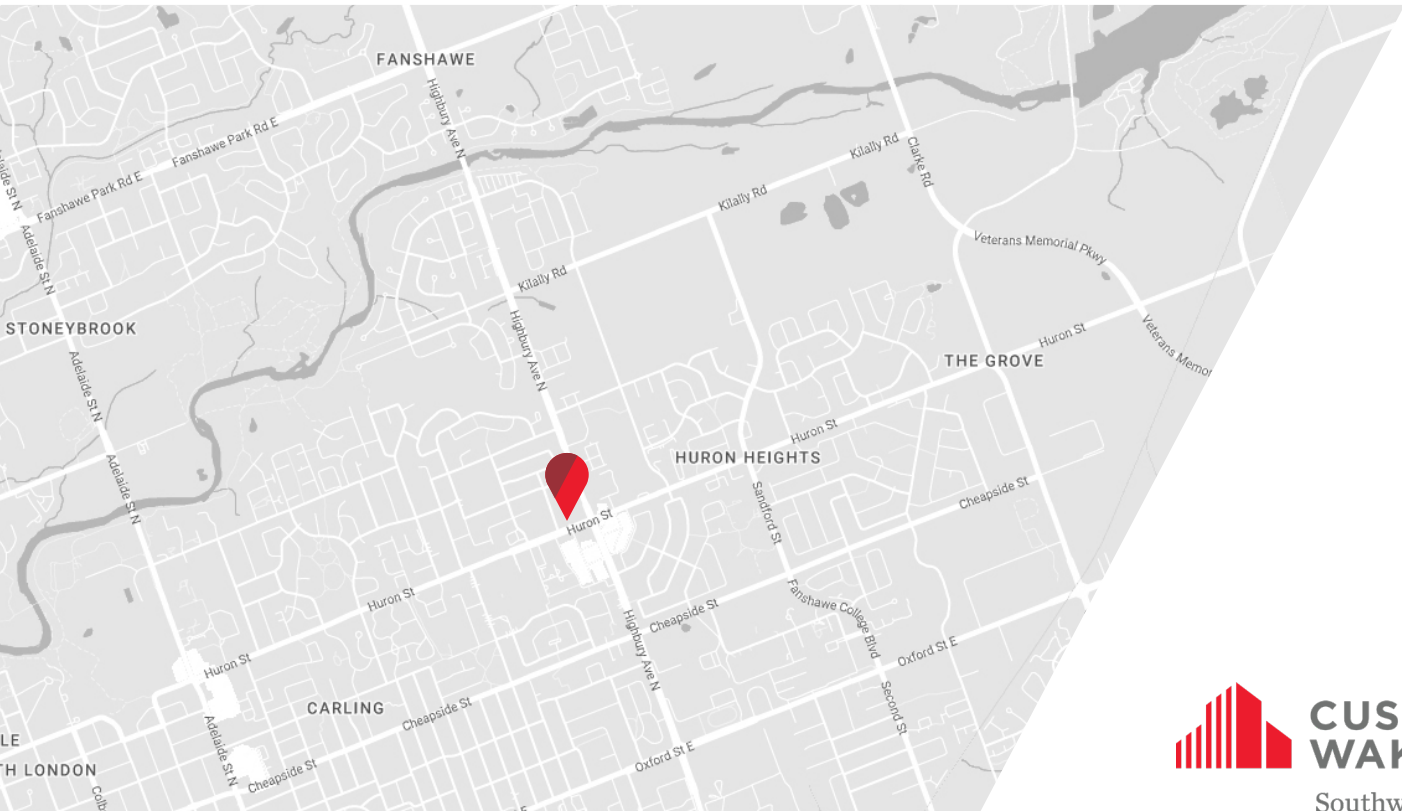


1295 Highbury Avenue North, Unit A04B
London, ON N5Y 5L3



FOR SALE

POTENTIAL FOR CUSTOM BUSINESS USE OR
UNIQUE RESTAURANT TAKE-OUT FRANCHISE



ASKING PRICE: \$149,000

PROPERTY HIGHLIGHTS

Welcome to this outstanding opportunity to create your own restaurant concept in Northeast London. This turnkey establishment provides everything you need to bring your business vision to life, from a commercial exhaust, hood and grease trap.

- **Main Floor Store Front:** Approx. 1,000 SF
- **Zoning: CSA2** - Permits a wide range of uses
- **Parking** - Plenty of on-site free space
- Attractive lease already in place that can be assumed by qualified tenants subject to landlord approval, you can start operating your restaurant right away
- Fully equipped and full service take out restaurant
- You can buy the business, equipment, chattels and put in your business. You do not need to operate the existing business
- Excellent exposure and visibility
- Daily traffic count over 40,000 cars per day
- This space is located in close proximity to Fanshawe College and across the street from Walmart in a very busy plaza at the corner of Highbury Avenue North and Huron Street



PETVALU

FOREST OF FLOWERS

LITTLE CAESARS

NORHTLAND DENTAL

PHARMASAVE

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
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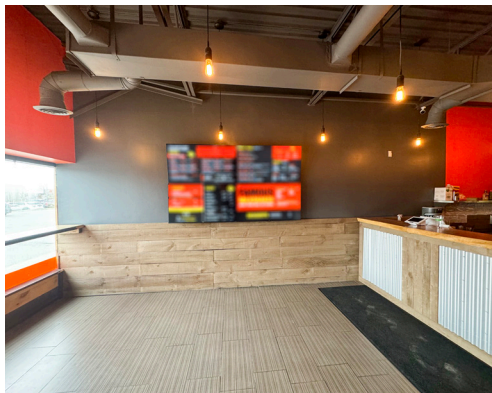


CUSHMAN & WAKEFIELD

Southwestern Ontario

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PROPERTY IMAGES



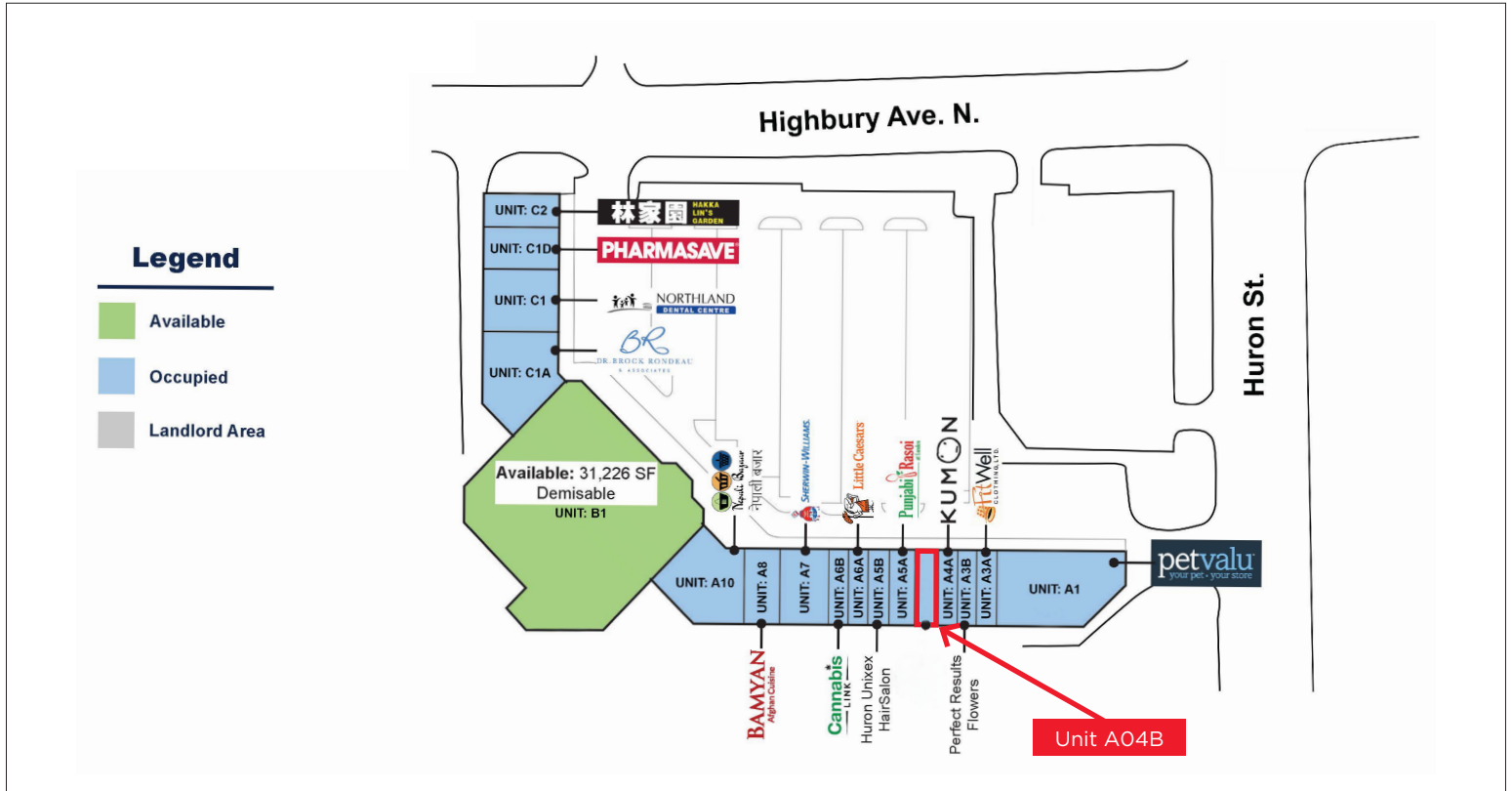
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SITE PLAN



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