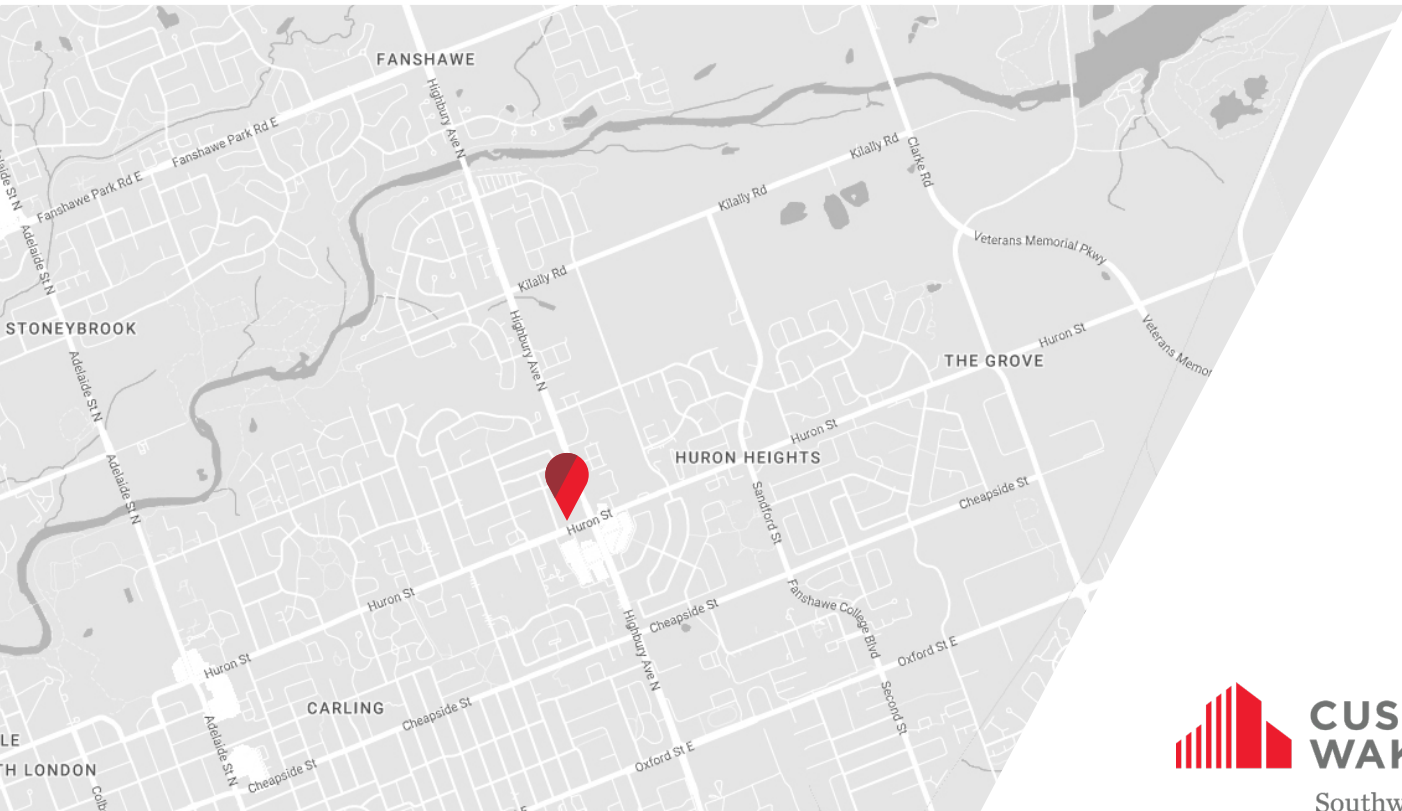


1295 Highbury Avenue North, Unit A04B
London, ON N5Y 5L3



FOR SALE

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

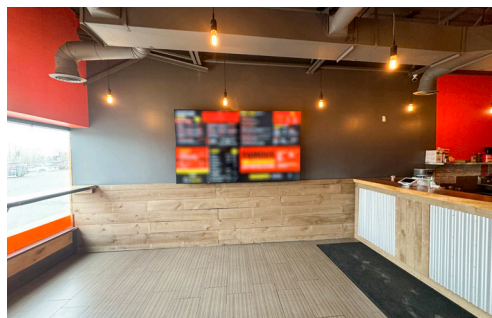


ASKING PRICE: \$249,000

PROPERTY HIGHLIGHTS

Rare opportunity to purchase a unique restaurant take-out franchise: Bird Box Chicken Joint or you can purchase the restaurant location and equipment for own business use or brand.

- **Main Floor Store Front:** Approx. 1,000 SF
- Currently, two other franchise locations already operating in London and Toronto expanding rapidly
- Original location established in downtown London, ON (2019) serving only fresh to order sandwiches, fingers and popcorn chicken
- Three other locations available in London
- Attractive lease terms
- Fully equipped and full service take out restaurant
- Serving fresh Ontario halal chicken breast, hand cut daily and marinated for 24 hours in top secret spiced buttermilk creating tasty, juicy flavorful chicken which is then breaded and either grilled or fried
- Prime location near Fanshawe College
- Hood exhaust and grease top installed
- **Taxes:** \$361,104 (2023)
- **Zoning:** CSA2



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.