



PRIME LOCATION AND WELL KNOWN BAGEL/SANDWICH RESTAURANT TAKE-OUT

**ASKING RENT**

**\$28.50  
PSF NET**

**ADDITIONAL RENT**

**\$14.33  
PSF (EST.)**

**BUILDING AREA**

**1,345 SF**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

# ABOUT THE PROPERTY

Rare opportunity to sublease a prime commercial location and well known bagel/sandwich restaurant take-out location/business. You can operate the existing business and or bring in your own business/restaurant use, with your own name.

- **Tenant pays their own separately metered utilities**
- **Zoning:** NSA5(20) - permits a wide range of uses
- **Parking:** Plenty of on-site free spaces
- **Signage:** Pylon and signband available
- The unit was fully renovated and built out in 2024
- Very rare opportunity to get a unit with an already functional kitchen in place, 2 washrooms installed
- There is currently no Hood and Exhaust in place, however, the grease trap installed in the space, that will stay with the building
- Excellent exposure and accessibility
- High daily traffic count for the plaza, over 30,000 cars/day direct exposure and access to Adelaide Street North
- Very attractive Lease already in place, that can be assumed by qualified tenants subject to the landlord approval
- You do not need to operate the existing business. Install your own business concept
- The bagel/sandwich restaurant is located in a busy plaza located at the corner of Fanshawe Park Road West and Wonderland Road North, just west of the Masonville Mall area in northwest London
- Property is also available for sale



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Southwestern Ontario

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