



FULLY BUILT-OUT/EQUIPPED SIT-DOWN AND TAKE-OUT RESTAURANT SPACE

ASKING RENT

\$33.00
PSF NET

ADDITIONAL RENT

\$17.00
PSF (Est.)

AVAILABLE SPACE

2,485
SF

TYLER DESJARDINE

Sales Representative
519 438 5403

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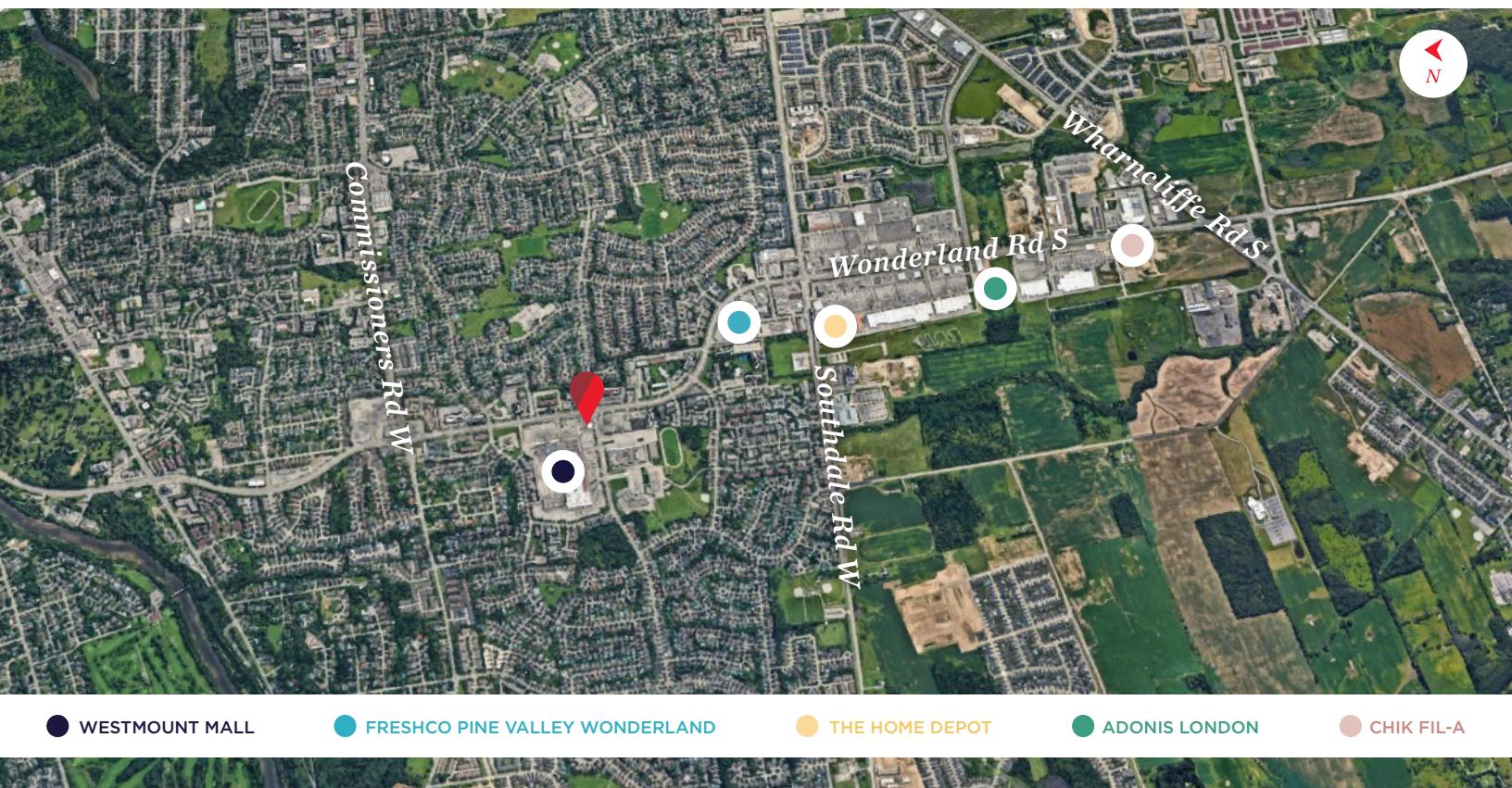
**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

ABOUT THE PROPERTY

Exceptional opportunity to Lease a fully built-out & equipped sit-down and take-out restaurant space in a highly sought-after location along Wonderland Road South in the city of London.

- **Zoning:** RSA2(2)
- Restaurant unit with a fully functional commercial kitchen already in place
- Existing improvements include a commercial hood and exhaust system, grease trap, walk-in freezer and coolers, and most kitchen equipment, along with tables, chairs, and other installed chattels. The unit features two public washrooms and one staff washroom
- The site benefits from excellent visibility, strong co-tenancy, and consistent pedestrian and vehicular traffic
- Utilities are separately metered in tenant's name
- Outstanding exposure and accessibility, with direct access from Wonderland Road South and a high daily traffic count exceeding 30,000 vehicles per day

- This modern, well-finished unit is offered in turn-key, ready-to-operate condition, ideal for restaurateurs looking to bring their own concept and brand
- The premises are prominently located at the front of Westmount Mall, directly beside established national/local food operators including Kelsey's Restaurant, Tahini's Mediterranean Fusion, and Church's Chicken, and directly across from Sounders Secondary School and surrounding mature residential neighbourhoods
- Note: Purchase of existing restaurant chattels and equipment is mandatory as a condition of leasing the premises
- Building is also available for sale



● WESTMOUNT MALL

● FRESHCO PINE VALLEY WONDERLAND

● THE HOME DEPOT

● ADONIS LONDON

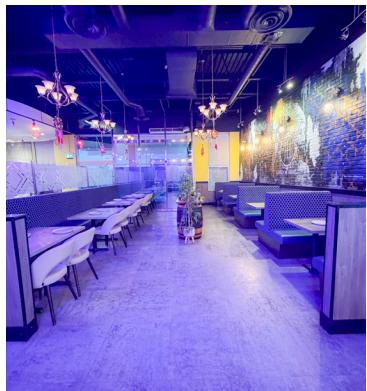
● CHIK FIL-A

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PROPERTY IMAGES



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Southwestern Ontario

PERMITTED USES

Permitted Uses | RSA2

(Amusement games establishments deleted by Z.-1-96458 - (O.M.B. File No. R 980047 - Order Issue Date June 25, 1998)	Institutions	Taverns
Assembly halls	Liquor, beer and wine stores	Taxi establishments
Automotive uses, restricted;	Medical/dental offices	(Deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date June 25, 1998)
Catalogue stores	Offices	Video rental establishments
Clinics	Patient testing centre laboratories	Place of Entertainment; (Added by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Commercial parking structures and/or lots	Personal service establishments	Brewing on premises establishments (Z.1-021027)
Commercial recreation establishments	Private clubs	
Convenience service establishments	Restaurants	
Day care centres	Retail stores	
(Z.-1-96435)	Service and repair establishments	
Duplicating shops	Studios	
Financial institutions	Supermarkets	

Permitted Uses | RSA2(2)

Commercial and Private Schools. (Z.-1-112018)

<https://london.ca/sites/default/files/2025-01/Zoning%20By-law%20Section%2021.pdf>

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