



RARE OPPORTUNITY TO PURCHASE A SIT-DOWN AND TAKE-OUT RESTAURANT

**ASKING PRICE**

\$249,000

**BUILDING AREA**

2,485 SF

**ZONING**

RSA2(2)

**TYLER DESJARDINE**

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**CUSHMAN & WAKEFIELD**

**SOUTHWESTERN ONTARIO**

850 Medway Park Dr, Suite 201

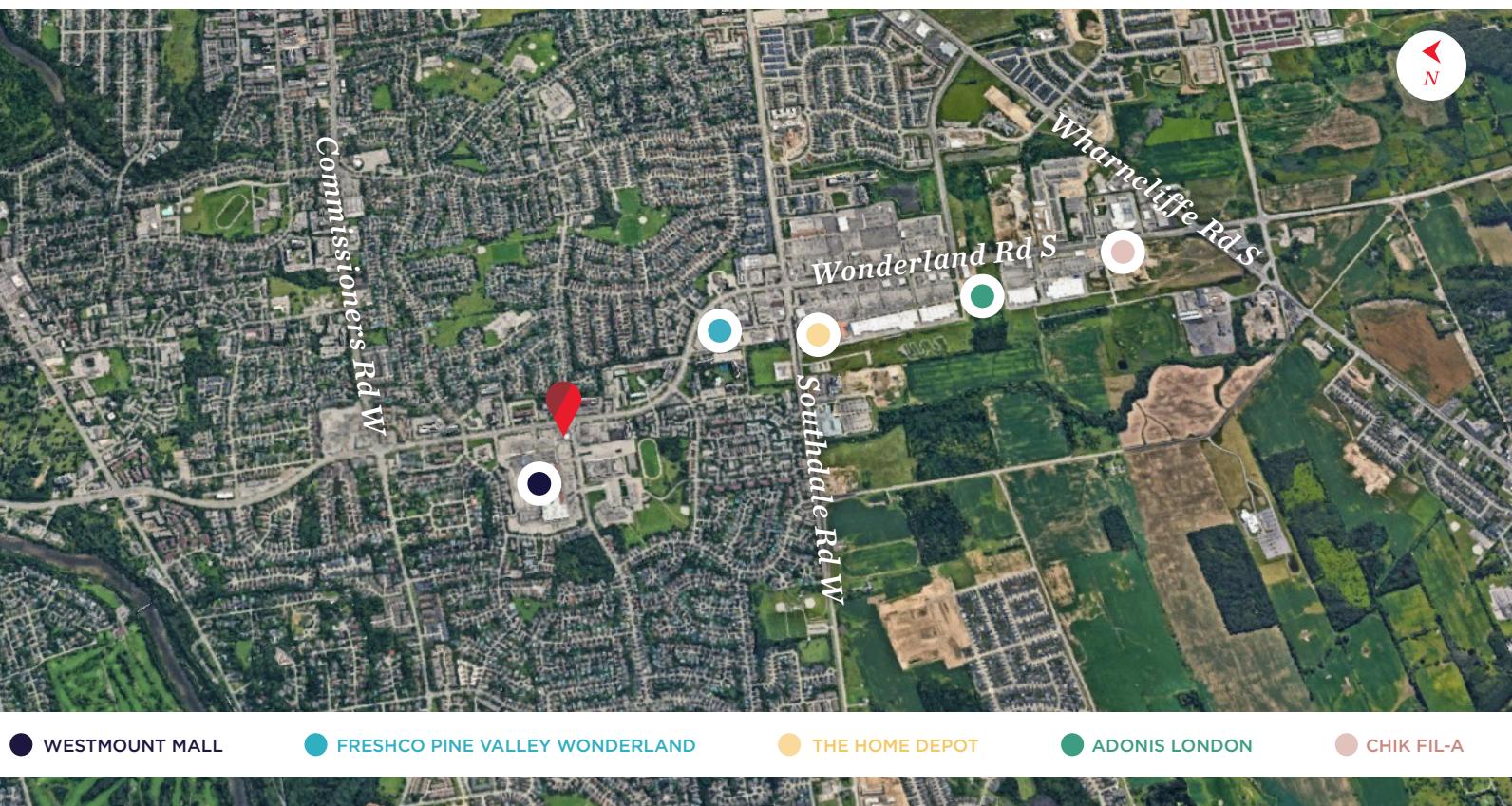
London, Ontario N6G 5G6

**[www.cushwakeswo.com](http://www.cushwakeswo.com)**

# ABOUT THE PROPERTY

Rare opportunity to purchase a fully equipped sit-down and take-out restaurant in a high-traffic southwest London location.

- **Zoning:** RSA2(2) - permits a wide range of uses
- **Parking:** Ample spaces available on-site for free
- Purchase price includes all equipment and chattels, offering a rare opportunity to acquire a restaurant with a fully functional commercial kitchen already in place, including hood and exhaust, grease trap, walk-in freezer and coolers, all kitchen equipment, tables, and chairs
- The unit features two public washrooms and one staff washroom
- An attractive existing lease may be assumed by a qualified purchaser subject to landlord approval, or a new lease may be negotiated
- Buyer may continue the existing setup or implement their own restaurant concept and branding
- Excellent visibility and accessibility with traffic counts over approximately 30,000 vehicles per day, direct access from Wonderland Road South and Viscount Road
- Positioned across from Sounders Secondary School and surrounded by established residential neighbourhoods, generating consistent traffic
- Prominently located along Wonderland Road South, directly in front of Westmount Mall, with strong neighbouring co-tenancy including Kelsey's, Tahini's Mediterranean Fusion, and Church's Chicken
- Note: Business name Haveli Indian Restaurant and financial statement are not included or being provided
- Building is also available for lease

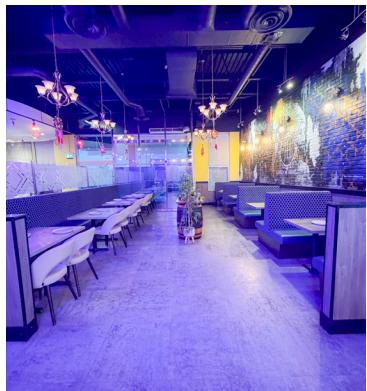


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# PROPERTY IMAGES



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# 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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