



FOR SALE | RARE OPPORTUNITY TO PURCHASE A BUSINESS

Asking Price: \$249,000 | Building Area: 1,550 SF

**1066
ADELAIDE
STREET
NORTH
UNIT 3**

London, ON



ASKING PRICE: \$249,000

PROPERTY HIGHLIGHTS

Rare opportunity to purchase a unique bakery/restaurant take-out location/business.

- **Building Area:** 1,550 SF
 - » Fully functional kitchen in place
 - » There is already a hood, exhaust, grease trap and Walk-in Cooler installed
- **Zoning:** CSA6 - Permits a wide range of uses
- **Parking:** Plenty of on-site free spaces
- Excellent exposure and accessibility
- High daily traffic count for the plaza, over 30,000 cars per day
- This site offers unparalleled potential for developers seeking to capitalize on Sarnia's vibrant downtown revitalization
- Purchase price includes the business and equipment and chattels
- Newer rooftop HVAC installed for the unit
- You do not need to operate the existing business, install your own business concept
- Very attractive lease already in place, that can be assumed by qualified tenants subject to the Landlord approval
- The restaurant/bakery is located in a busy plaza located along Adelaide Street North, just south of Huron Street and north of Cheapside Street



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