



**FOR SALE**

**795 WONDERLAND RD S, LONDON**

**\$349,000**

**\$8,426 Gross Rent**

**2,400 Sq Ft**

**Middle Eastern Franchise**

## TAHINI'S - WESTMOUNT

The very popular 3rd location in the Tahini's Authentic Mediterranean Restaurant franchise! Located in the busy Westmount neighbourhood of London ON.

This is a gorgeous buildout and space in a very busy plaza with high ceilings, large 16 ft commercial hood, seating for 65, fantastic lease of \$8,426 Gross Rent including TMI, with a long 1 + 5 + 5 year term. This store has that have continued to rise over the years.

This is a very good location with strong NOI. Growing franchise with new locations popping up in London, Windsor, and the GTA! Royalties of 5% + 2% and complete training to be provided, low food and labour costs, and a sales ceiling yet to be reached! Perfect opportunity for profits!

**READY FOR SECONDS?**

Call me to discuss this listing today.

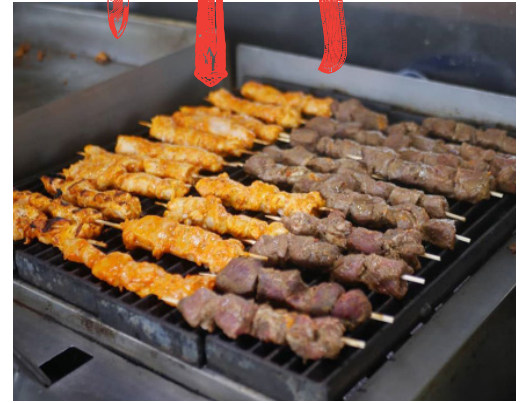


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## OTHER LOCATIONS:



### TAHINI'S - RICHMOND'S ROW

- Tahini's first location on Richmond Row
- 2,200 sq ft
- Amazing lease of \$6,017 gross
- Huge sales of 1.4 million and growing



### BABAZ SHAWARMA

- Babaz Shawarma near Western Uni
- \$4,420 gross rent
- 1,600 sq ft
- Big sales and profits



### THE GRILL & WRAP

- Quick-Service Restaurant (QSR)
- \$3,425 gross rent
- 1,250 sq ft
- Great sales on busy road in London



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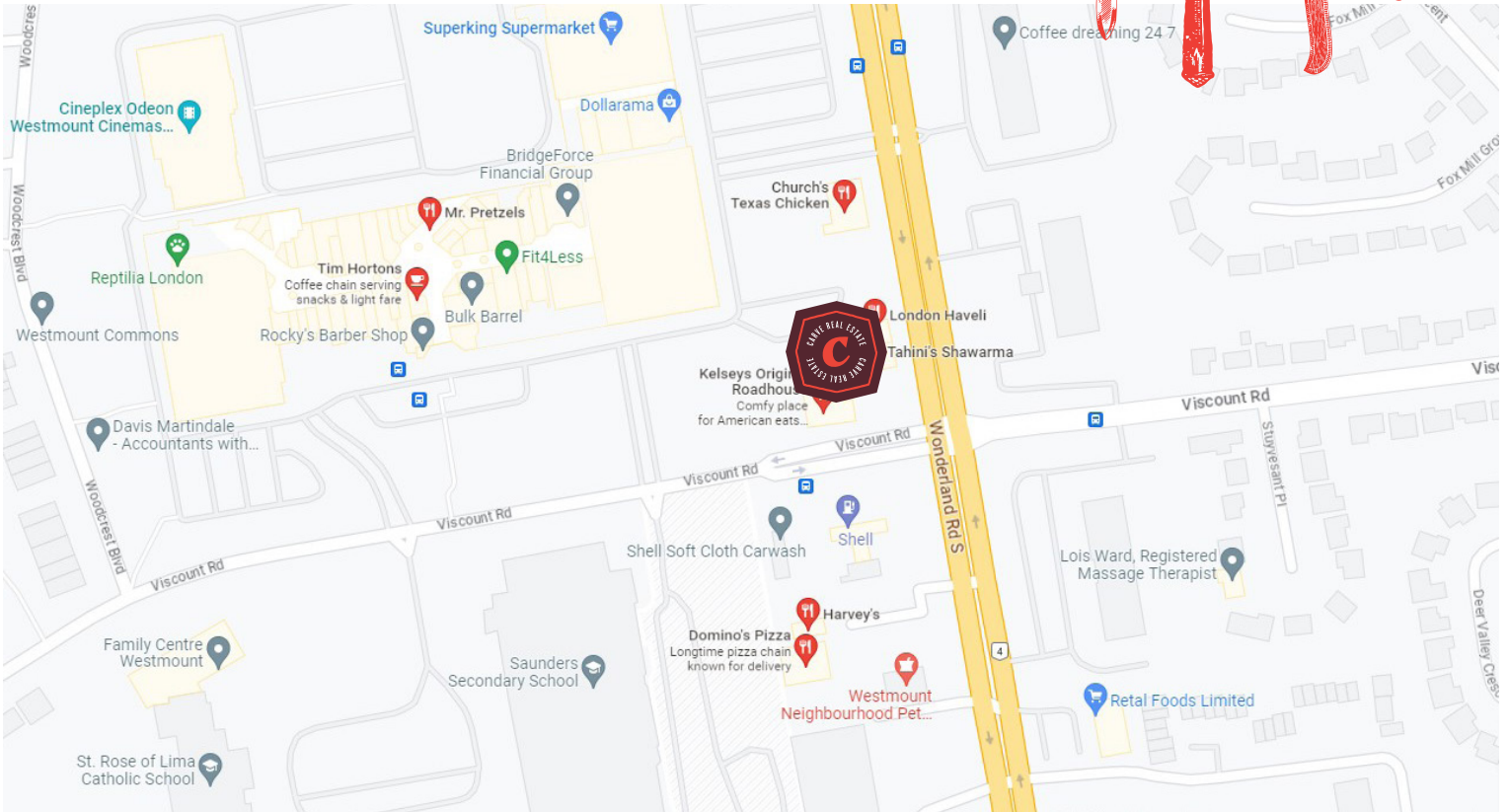
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## BUILDING DETAILS

Viscount and Wonderland Rd S is an excellent intersection that has thousands of cars driving by every single day. You are surrounded by tons of large businesses including Loblaw's, The Home Depot, McDonald's and more.

This unit has excellent visibility to both Wonderland and Southdale, offers tons of parking spaces, and is large and bright with high ceilings and windows.

**Property Details:** The Westmount Shopping Mall is the central point of the Westmount area of London, and is surrounded by excellent residential neighbourhoods and businesses. The mall itself is home to hundreds of businesses and is being redeveloped with office space and more residential.

### LOT SIZE

**Frontage:**  
448 ft along Wonderland Rd S

**Depth:**  
Approximately 268.9 ft

**Parking:**  
150+ spots

**Total Area:**  
122,450.13 ft<sup>2</sup> (2.811 ac)



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