



FOR SALE

312 COMMISSIONERS RD W, LONDON

\$499,000

\$7,522 Gross Rent

2,500 Sq Ft

Shisha Lounge & Restaurant

DAMASCUS HOUSE RESTAURANT & CAFE

Damascus House Restaurant & Cafe is a licensed Shisha Lounge in a corner location of a busy plaza on Commissioners Road in London ON. This is a major route that connects all of London's interchange roads and has constant traffic. 50 parking spaces and tons of signage including on the pylon.

This is a popular business that has great sales. Available with the brand and training or for rebranding into your own concept, cuisine, or franchise. Please do not go direct or speak to staff.

Great lease rate of \$7,522 Gross Rent including TMI with 4 + 5 + 5 years remaining. 2,500 sq ft layout with lots of light. 12 ft hood, 2 walk-ins, and XLT dual manakish conveyor oven, and more. Seating for 90 + 30 on the patio.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



WALDO'S BISTRO & WINE BAR

- Popular restaurant in downtown London
- 1,800 Sq Ft
- \$3,350 Gross Rent
- Licensed for 89 + 40 on patio



MARK'S FINE MEATS

- Located in busy Covent Garden Market
- 1,400 Sq Ft
- \$3,500 Gross Rent
- Market Seating



PITA PIT - WONDERLAND RD

- Successful Pita Pit location in London
- 900 Sq Ft
- \$4,864 Gross Rent
- Seating for 16 + 20 on Patio

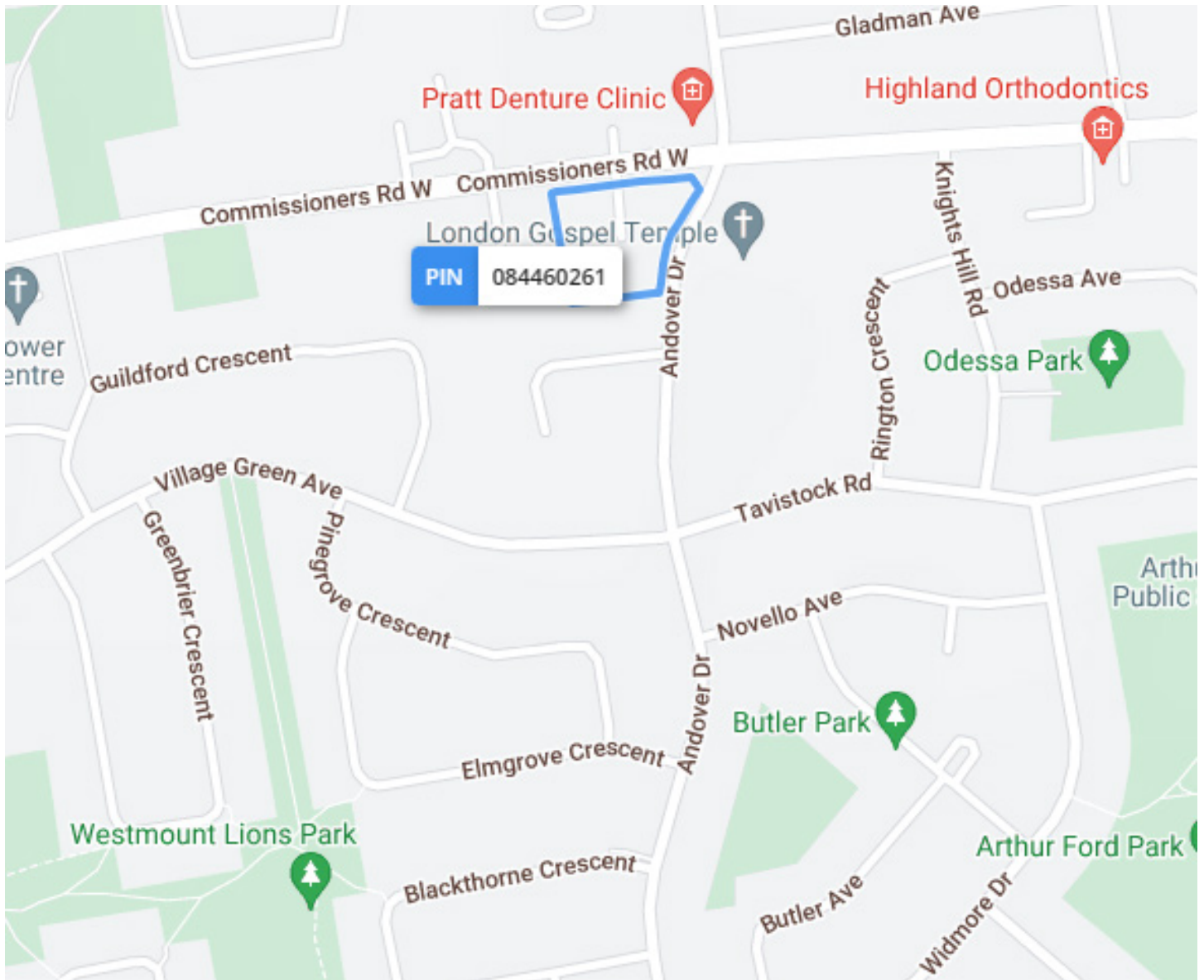


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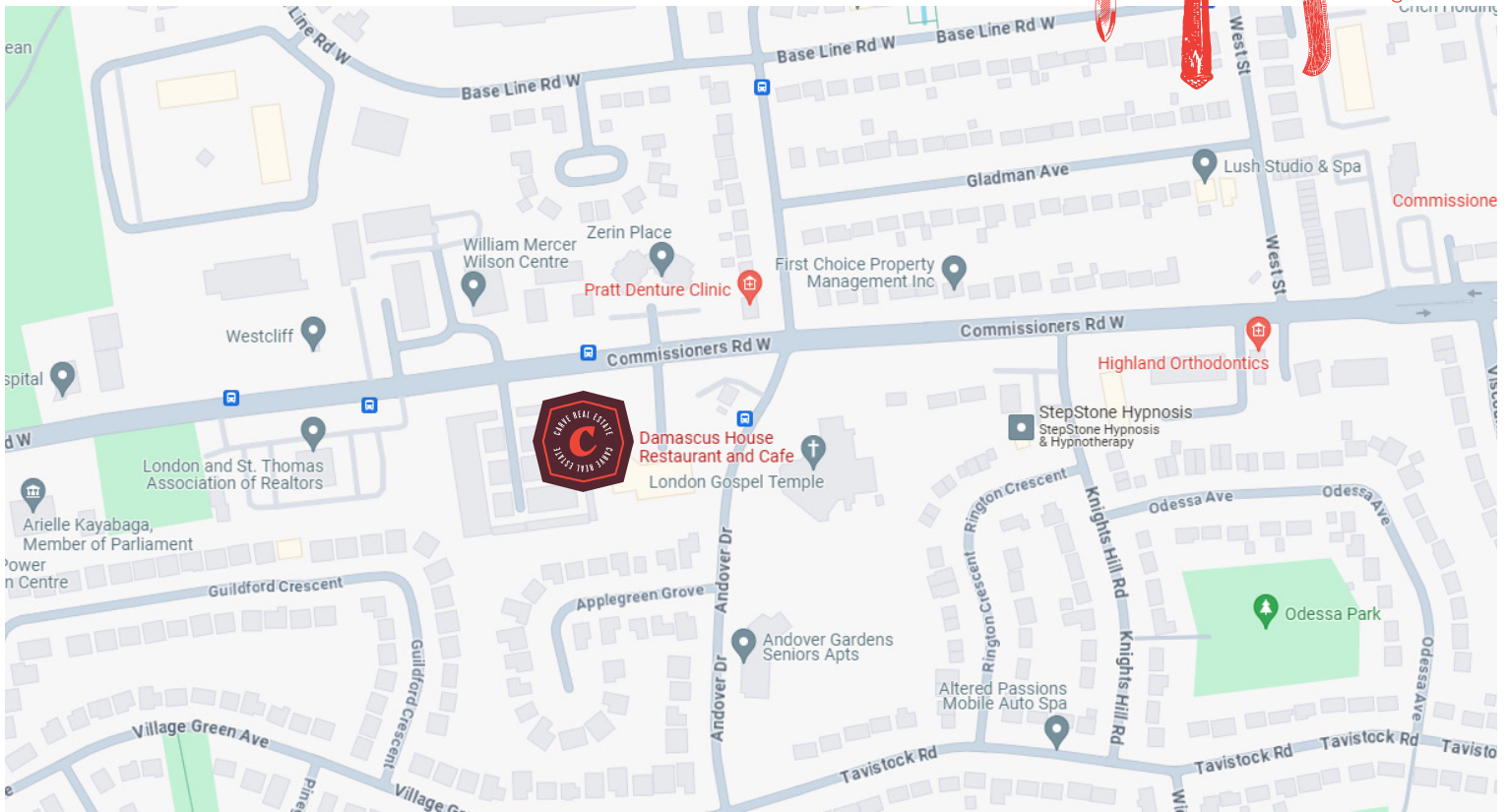
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BUILDING DETAILS

Great location on a very busy thoroughfare in the south of London. Commissioners crosses all 5 of London's north-south streets that have interchanges with Highway 401 and sometimes Highway 402.

It passes by numerous box store plazas, residential neighborhoods, the hospital complex, and more.

Property Details: This is a busy plaza with lots of signage and parking and is well suited for a business like with as most of the parking spaces are empty at night.

The unit has seen major renovations when it was converted from an older concept into the current business and it shows all over the front and back of house, with an impressive modern kitchen.

LOT SIZE

Frontage:

396.21 ft along Commissioners Rd W

Depth:

Approximately 317.78 ft

Dimensions:

36.71 ft x 397.16 ft x 317.78 ft x
253.17 ft x 23.58 ft x 143.68 ft x
84.97 ft x 67.21 ft

Size:

103,204.27 ft² (2.369 ac)



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