



**FOR SALE**

**1140 SOUTHDAL RD W, LONDON**

**\$199,000**

**\$8,584 Gross Rent**

**2,200 Sq Ft**

**Licensed Restaurant with Patio**

## BOCCONCINI

Modern licensed restaurant located in the desirable neighbourhood of Byron, surrounded by some of London's most affluent communities. Currently operating as an Italian restaurant, this space is ideal for rebranding into a new concept, cuisine, or franchise.

The interior spans 2,200 sq ft and features a welcoming bar area, open-concept kitchen, and private dining room. It comes fully equipped with a 14-foot commercial hood, a wood-burning pizza oven, and an array of modern kitchen equipment.

Attractive lease of \$8,584 gross rent with 2 + 5 years remaining. The space is licensed for 59 guests, with additional seating available on a charming outdoor patio. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.

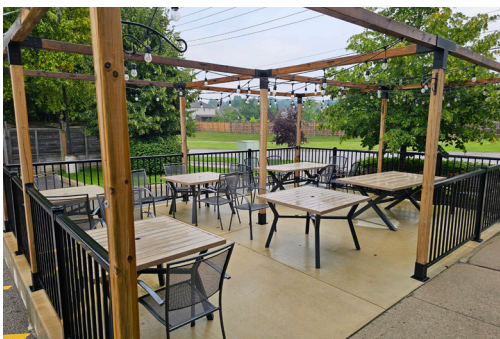


**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**BOBBY SHARPE, Sales Representative**  
647-966-9234  
bobby@carverestate.com  
carverestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).





**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**BOBBY SHARPE, Sales Representative**  
647-966-9234  
bobby@carverestate.com  
carverestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).





## OTHER LOCATIONS:



### IRONWORKS

- Licensed Restaurant with Patio
- 4,400 Sq Ft
- \$7,734 Gross Rent
- Licensed for 150 + 16 on patio



### BITTER N' TWISTED

- Licensed Restaurant with Patio
- 2,200 Sq Ft
- \$8,600 Gross Rent
- Licensed for 30 + 100 patio



### SLYE FOX

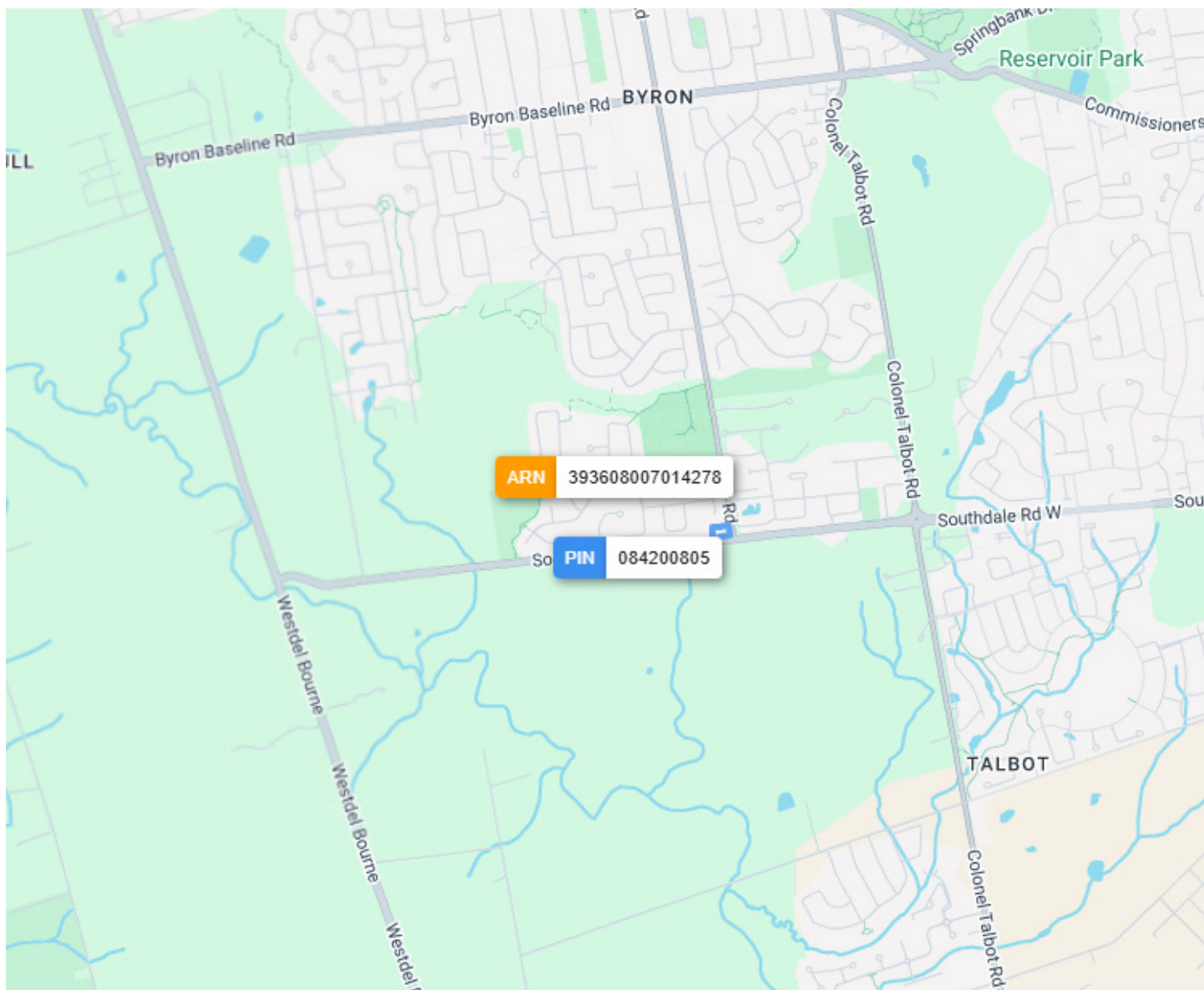
- Sports Bar & Restaurant
- 2,400 Sq Ft
- \$7,610 Gross Rent
- Licensed for 83 + Patio



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverealestate.com  
carverealestate.com

**BOBBY SHARPE, Sales Representative**  
647-966-9234  
bobby@carverealestate.com  
carverealestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).

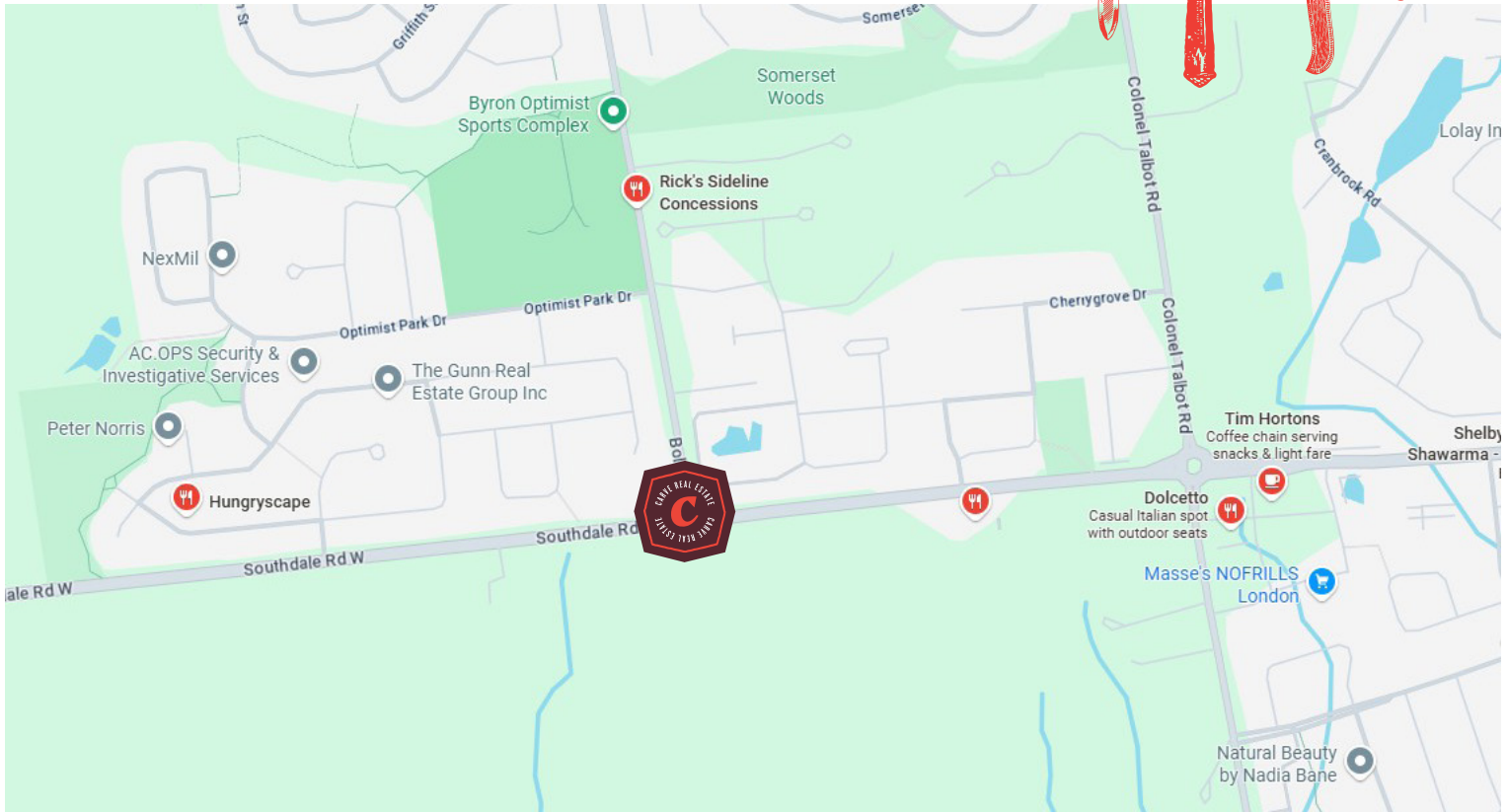


**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**BOBBY SHARPE, Sales Representative**  
647-966-9234  
bobby@carverestate.com  
carverestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).





## BUILDING DETAILS

Corner unit in busy plaza with excellent visibility and prominent signage on the shared pylon. Ample plaza parking with 40 spaces available for customers.

**Property Details:** The space is fully wheelchair accessible and features three washrooms. The buildout is modern, completed in 2018, and includes 3-phase 200-amp power—ideal for a variety of restaurant or food service operations.

Currently available for conversion into a wide range of concepts. With no other restaurant in the plaza, there are no restrictions pending landlord approval.

### LOT SIZE

#### Frontage:

253.03 ft along Southdale Rd W

#### Depth:

Approximately 142.80 ft

#### Dimensions:

232.98 ft x 143.18 ft x 253.69 ft  
x 19.61 ft x 126.68 ft

#### Size:

35,144.13 ft<sup>2</sup>(0.807 ac)



**RYAN EARL, Broker and Founder**

416-618-0054

ryan@carverestate.com

carverestate.com

**BOBBY SHARPE, Sales Representative**

647-966-9234

bobby@carverestate.com

carverestate.com

Royal LePage® Signature Realty

Ind. Owned & Operated Brokerage

495 Wellington St W Suite 100, Toronto, ON M5V 1E9

This document is not meant to solicit existing listings. (12.2002).