



**FOR SALE**

**489 Highbury Ave N, London**

**\$149,000**

**\$3,500 Gross Rent**

**2,200 Sq Ft**

**Licensed Restaurant**

## SONYA, UKRAINIAN RESTAURANT

Turnkey licensed restaurant opportunity in London currently operating as a popular Ukrainian restaurant with a loyal customer base and established presence. This fully equipped location is ideal for an owner-operator or franchisee looking to take over an existing restaurant or convert the space into a different concept, cuisine, or franchise.

The 2,200 Sq Ft standalone building features a large production kitchen with a 12-ft commercial hood, 1 walk-in fridge, hot tables, a take-out counter, and extensive prep space. Licensed for 36 guests, the layout is well suited for dine-in, takeout, catering, ghost kitchen operations, or commissary-style production.

Located on busy Highbury Avenue with excellent exposure and parking for 20 vehicles. Attractive lease rate of just \$3,500 Gross Rent including TMI with lots of term remaining, making this one of the more affordable standalone restaurant opportunities in the London market. Please do not go direct or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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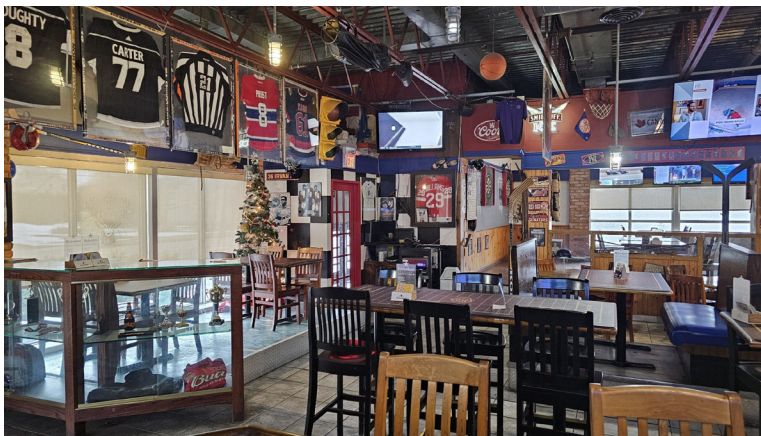


## OTHER LOCATIONS:



### THE GREEN WINDOW

- Restaurant for Rebranding
- 2,816 Sq Ft
- \$9,734 Gross Rent
- Seating for 50



### PLAYERS SPORTS HUB

- Sports Bar & Restaurant
- 10,000 Sq Ft
- \$7,500 Gross Rent
- Licensed for 325 + 52 patio



### SOMEPLACE ELSE LONDON SOCIAL

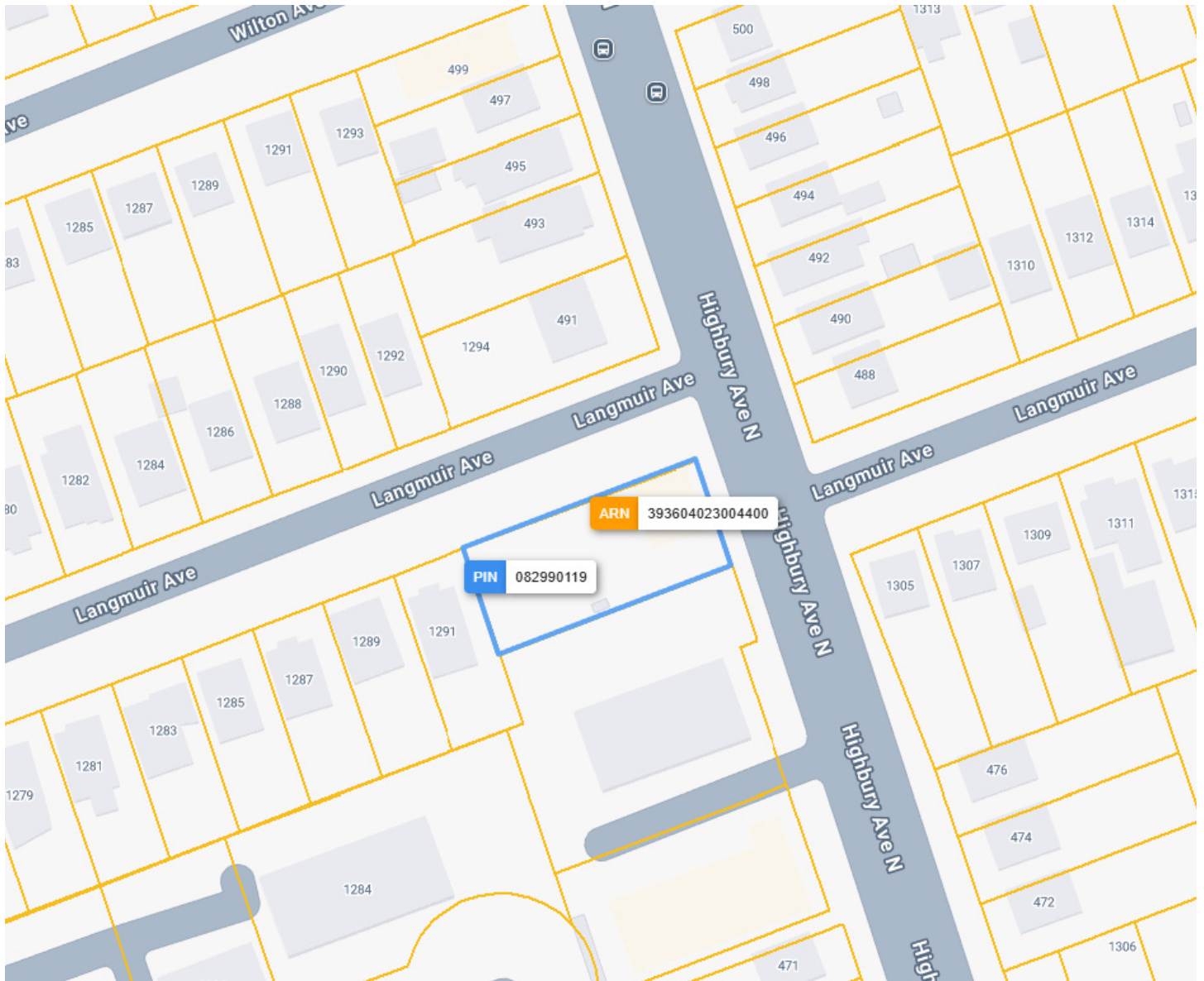
- Lounge & Club
- 1,053 Sq Ft
- \$3,486 Gross Rent
- Licensed for 60 + 30 Patio



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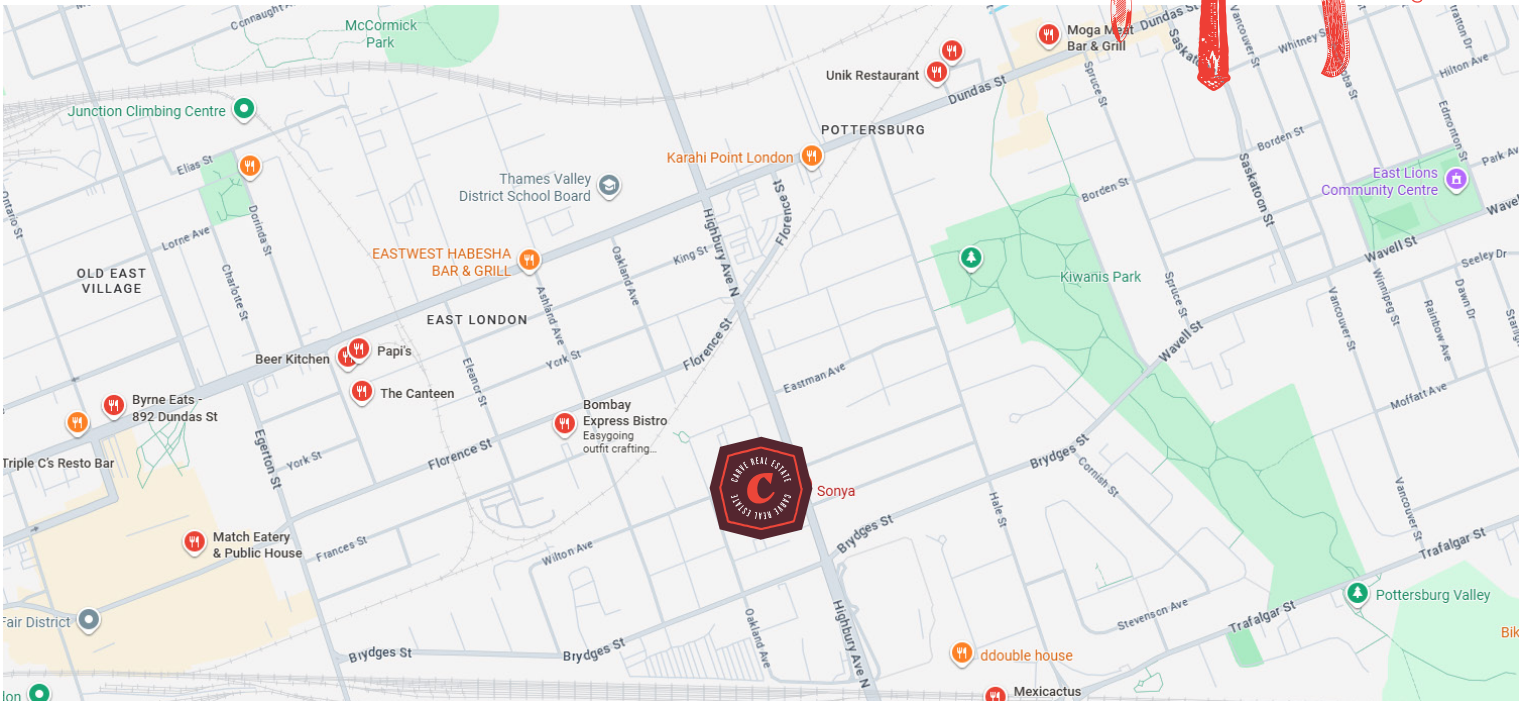
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## BUILDING DETAILS

Highbury Avenue is one of London's major commercial corridors, connecting residential neighbourhoods, industrial employment areas, and key transportation routes throughout the city. This central location benefits from strong daily traffic counts, excellent visibility, and easy access for customers from all parts of London.

The standalone building format is increasingly difficult to find in today's market and offers flexibility that many plaza locations cannot match. With dedicated parking, prominent signage opportunities, and a layout designed for efficient food production, the property is well suited for a wide range of restaurant, catering, bakery, commissary, or franchise concepts.

London continues to be one of Ontario's fastest-growing cities, supported by major employers, post-secondary institutions, healthcare facilities, and ongoing residential development. Combined with the affordable occupancy costs and established restaurant infrastructure, this location represents an excellent opportunity for both experienced operators and first-time owners looking to enter the market.

### LOT SIZE

**Frontage:**  
68.92 ft along Highbury Ave N

**Depth:**  
140.00 ft approx

**Dimensions:**  
140.44 ft x 63.40 ft x 140.40 ft x 63.41 ft

**Perimeter:**  
406.82 ft

**Size:**  
8,890.98 ft<sup>2</sup> (0.204 ac)

**Lot Measurement Accuracy:**  
LOW



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