



FOR SALE

954 LEATHORNE ST, LONDON

\$89,000

\$1,528 Gross Rent

1,200 Sq Ft

QSR Bakery

PATRELLE'S BAKERY & SWEET SHOPPE

Located just off Adelaide Street in London, this charming bakery is currently operating as Patrelle's Bakery & Sweet Shoppe. The business is available with training and recipes for those looking to continue its successful operation, or it can be rebranded into a different concept, cuisine, or franchise to suit your vision.

This easy-to-manage 1,200 sq. ft. space features an inviting front retail area and a large production kitchen designed for efficient baking and food preparation. The business includes a commercial oven, walk-in freezer, and an excellent selection of equipment, making it a turnkey opportunity for owner-operators and expanding brands alike.

Lease rate of \$1,528 Gross Rent including TMI with a brand new 5 + 5 year term available. Ample parking for over 70 vehicles provides outstanding convenience for customers and staff. 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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Royal LePage® Signature Realty
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OTHER LOCATIONS:



BLACK DOG CAFE

- Café & Bakery
- \$2,300 Gross Rent
- 700 Sq Ft
- Seating for 10



BUTTER BAKER AMBER ST

- Production Kitchen
- \$7,965 Gross Rent
- 4000 Sq Ft
- Commissary Kitchen & Bakery



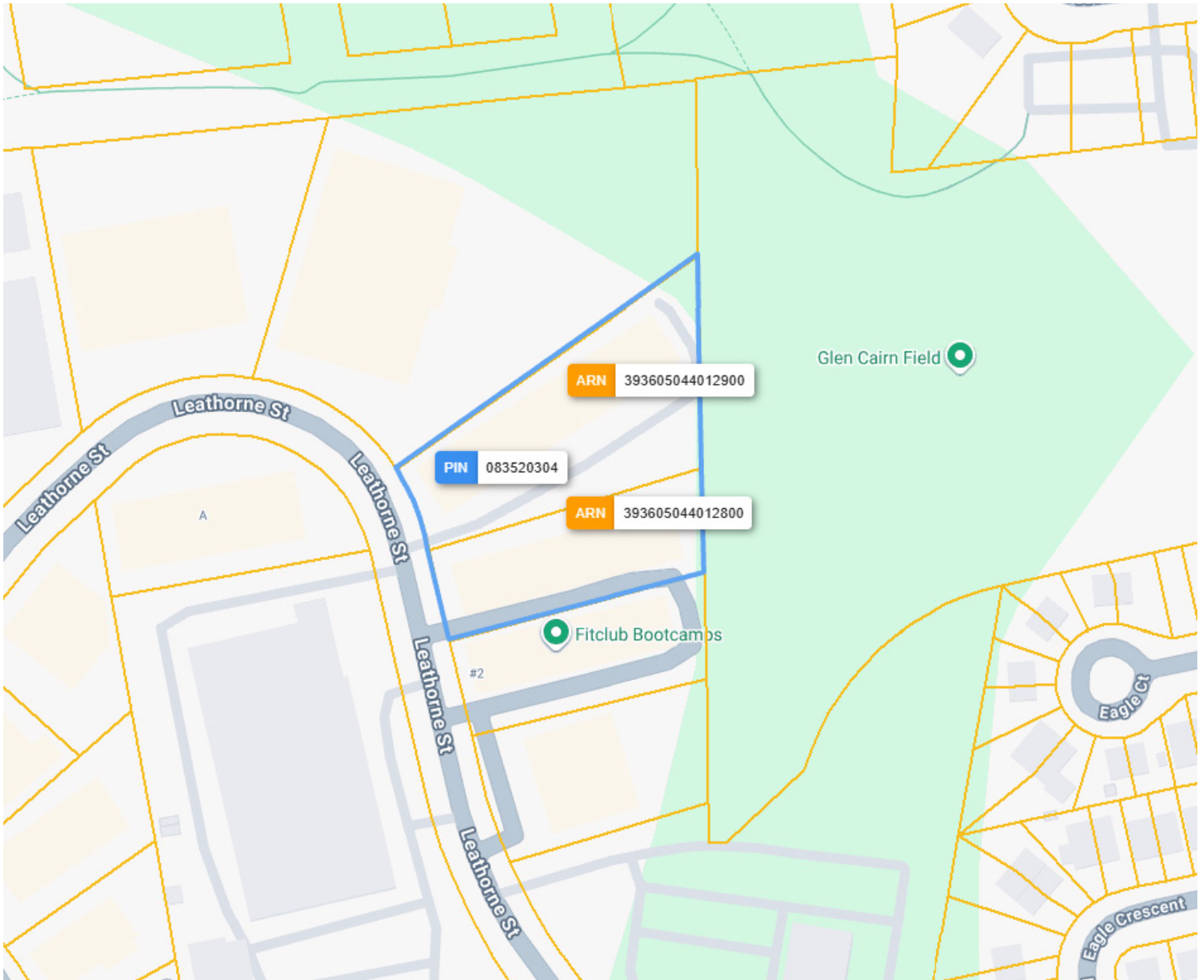
PARISCO CAFE

- Licensed Restaurant with Patio
- \$6,991 Gross Rent
- 1,180 Sq Ft
- Seating for 33 + 22 on Patio



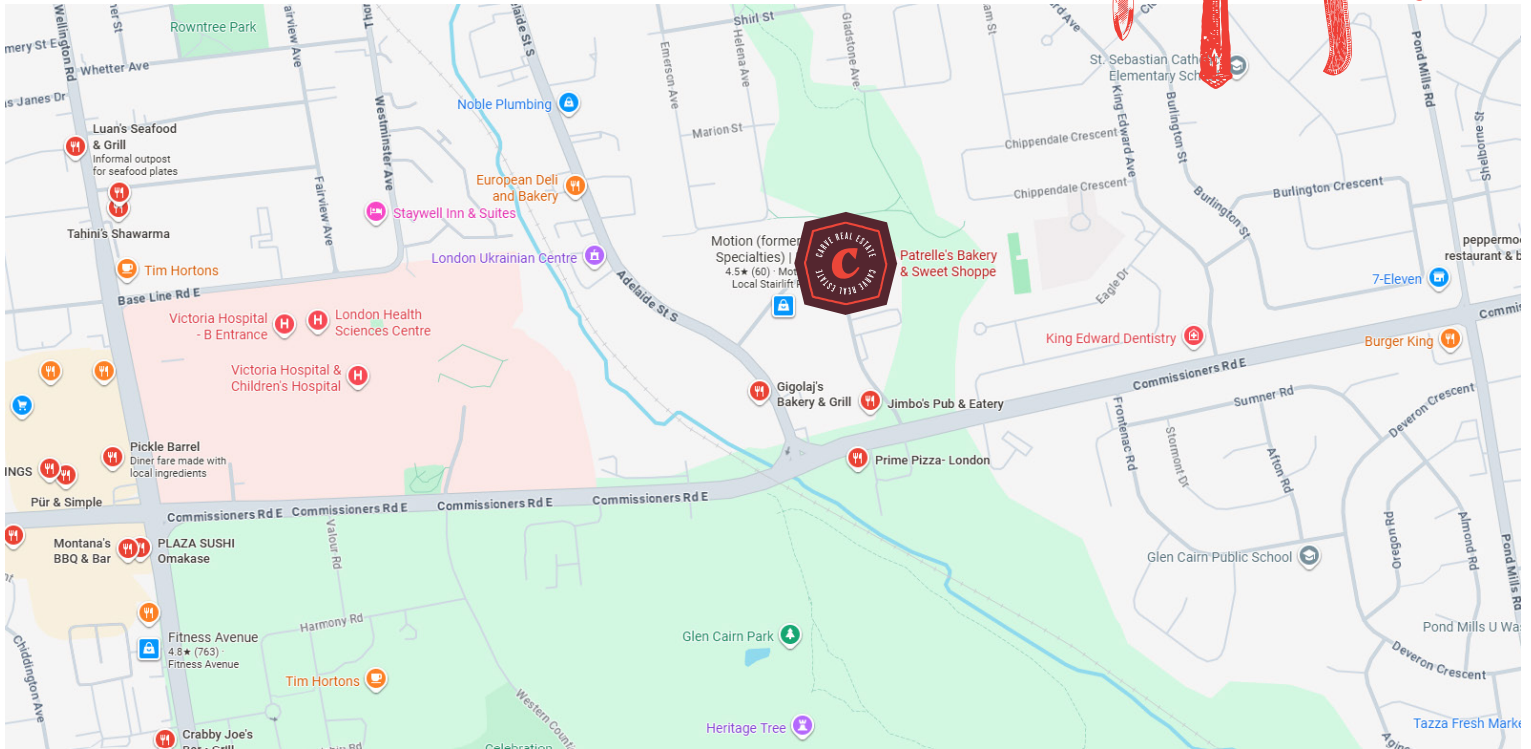
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BUILDING DETAILS

Located just off Adelaide Street, this location benefits from excellent access to one of London's busiest north-south corridors, surrounded by established residential neighbourhoods, schools, and local businesses. The area generates consistent customer traffic and offers outstanding potential for a bakery, café, specialty food business, or a wide variety of retail and hospitality concepts.

The functional layout combines a welcoming storefront with a spacious production area, making it equally suitable for retail sales, wholesale operations, catering, or food manufacturing. Ample customer parking and a fully equipped kitchen provide a strong foundation for an owner-operator or growing business looking for an affordable, turnkey opportunity.

With an exceptionally low occupancy cost, a new long-term lease, and quality equipment already in place, this is a rare chance to secure a fully built-out commercial kitchen in a proven London location at a fraction of the cost of a new build.

LOT SIZE

Frontage:
105.00 ft

Depth:
121.1 ft approx

Dimensions:
360.91 ft x 420.97 ft x 205.52 ft
x 300.36 ft

Perimeter:
1,286.09 ft

Size:
92,461.90 ft² (2.123 ac)

Lot Measurement Accuracy:
LOW



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