



FOR SALE

954 LEATHORNE ST, LONDON

\$75,900

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.

\$1,528 Gross Rent

1,200 Sq Ft

QSR Bakery

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



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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



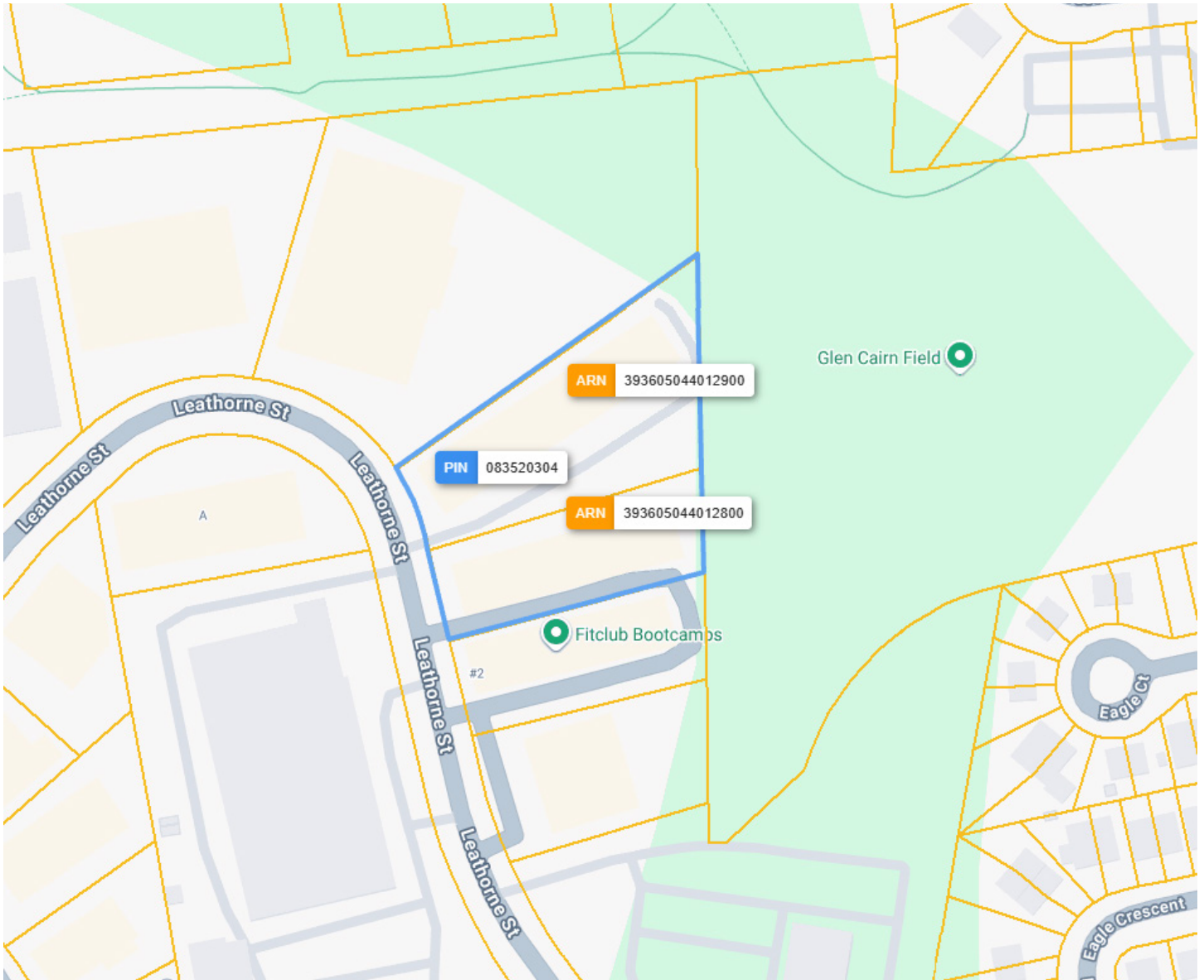
PARISCO CAFE

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



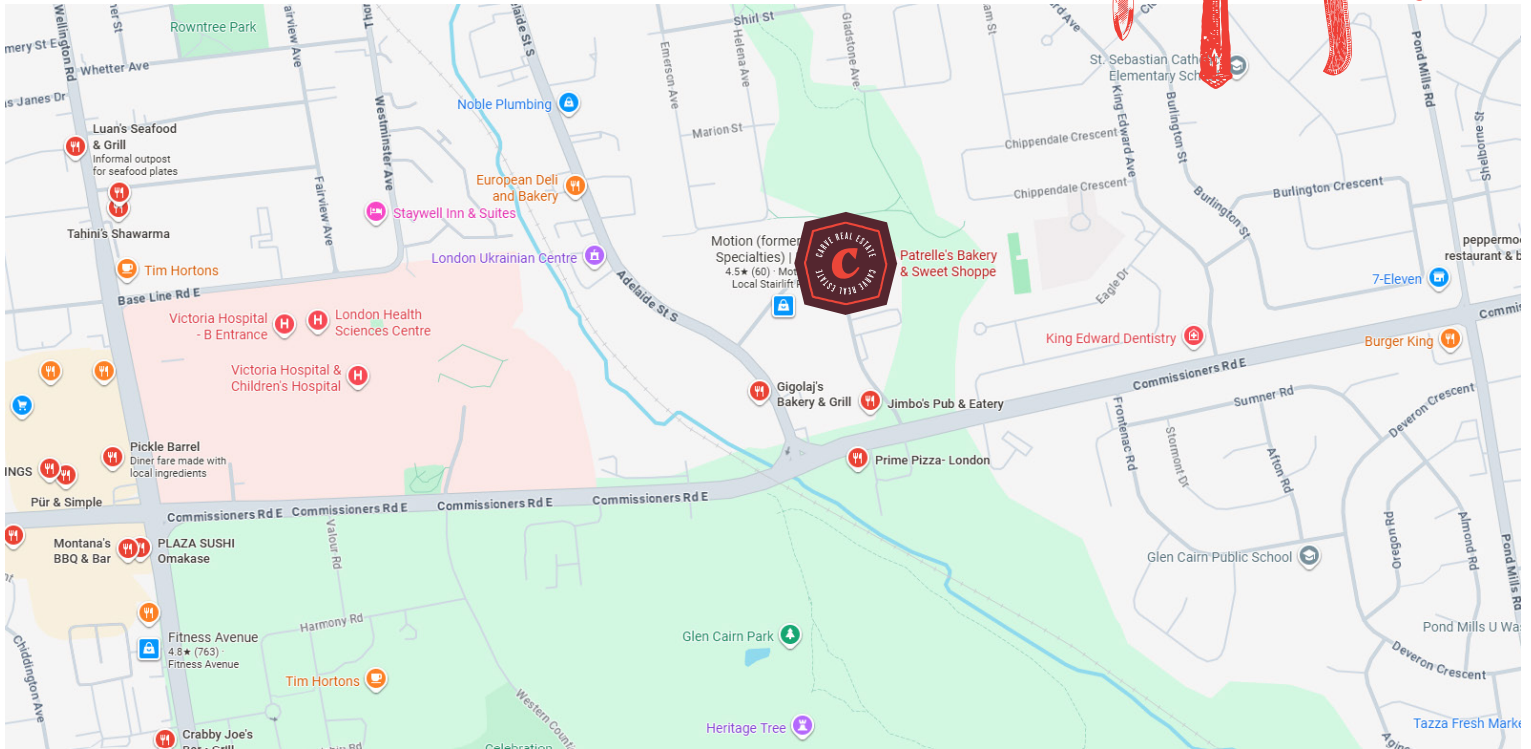
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BUILDING DETAILS

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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