

FOR SALE INVESTMENT AND BUSINESS



2473 MAIN STREET, LONDON

- Busy Lambeth location
- Includes: Restaurant Business; Lower Pub and 2 Upper Apts.

Asking: \$595,000

For more information contact:

DALE BENSETTE

Vice President & Broker

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GEORGE GICOPOULOS

Sales Representative

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ROYAL LePAGE TRILAND REALTY,
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COMMERCIAL GROUP

ROYAL LePAGE

TRILAND REALTY

REAL ESTATE BROKERAGE

334 WELLINGTON ROAD SOUTH
LONDON, ONTARIO
N6C 4P6

Independently Owned & Operated

ROYAL LePAGE COMMERCIAL GROUP

LOCATION: Main Street Lambeth

BUILDING: 2 storey plus lower level

LOT SIZE: 64 x 165 ft.

ZONING: Commercial

2009 TAXES: \$10,764

LEGAL DESC: Part Lot 12, North of Side road & ETR Plan 443

PARKING: Shared parking with 2479 Main St. A shared parking agreement would be required and registered on title if the properties are sold separately.

FINANCING : Consider Clear

PRICE: Sale: \$595,000

ADDITIONAL INFORMATION

Includes:

2 upper apts. - 2-bdrm each
Paying \$725 / mo. Each

Lower Pub
\$40,000 in recent improvements

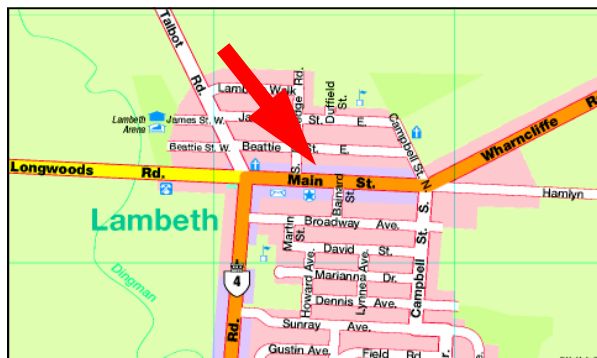
Restaurant
Full Equipped; LLBO
Seating for Rest. 103
Pub 47
Sales in excess of \$350,000 / yr

Other Annual Expenses:

| | |
|----------------|-------------|
| Insurance | \$ 2,680.56 |
| Water | \$ 1,562.06 |
| Property Taxes | \$10,764.00 |

Can be sold as a package with 2479 Main Street immediately next door. Call for details.

LOCATION MAP



DALE BENSETTE

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