



**GEORGE & SEAN  
GICOPOULOS**  
Sales Representative's

COMMERCIAL GROUP  
**ROYAL LEPAGE**  
**TRILAND REALTY**  
REAL ESTATE BROKERAGE

Royal LePage Triland Realty  
Brokerage  
*Independently Owned and Operated, Brokerage*

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**ADDRESS: 920 OXFORD STREET, EAST LONDON**

**ASKING PRICE: \$495,000.00 ~ Property & Business**

**TYPE OF BUSINESS: FISH & CHIPS RESTAURANT**

**BUSINESS KNOWN AS: International Fish & Chips**

**YEARS OPERATED: 14 years**

**TAXES: \$5,258.00 (2011)**

**PROPERTY SIZE: Approx 12,515 Sq. Ft. (2 Apartments +  
Restaurant + House with 3 Apartments (5  
Apartments in Total)**

**LEGAL DESCRIPTION: PLAN 435 LOT 102,103,104  
PART LOTS 100-101**

**FINANCING: To Be Arranged (V.T.B. Possible)**

**OWNER: 509617 Ontario Limited**

### **COMMENTS:**

**Located in one of London's busiest arteries this GREAT Fish & Chips Restaurant was established for over 40 years with same owner for the last 14 years. Includes Business & Property consisting of two buildings. Restaurant plus five Residential Units with two entrances off Oxford Street and one off Sterling Street with plenty of paved parking. Ideal Owner/Operator scenario, having Tenant's pay for your mortgage and the Restaurant almost rent free ! Short hours 7:00 a.m. to 7:00 p.m. and closed Sunday's. Six day operation with better than average financial statements. Possible V.T.B. with good down payment. Contact George or Sean for Complete Details.**