

\$165,000 - 19 - 1225 Wonderland Road N, London North (north I)

MLS® #X12298859

\$165,000

0 Bedroom, 1.00 Bathroom, 1,150 sqft
Business

North I, London North (north I), Ontario

Established & Successful Children's Footwear Business For Sale, Sherwood Forest Mall, London, ON. Attention Entrepreneurs! This is your chance to take over a thriving footwear business with a proven 32-year track record of success. Located in the high-traffic Sherwood Forest Mall, this well-established store offers easy access and steady daily foot traffic for families and frequent shoppers alike with a close proximity to top retail draws including: a 4,000-member GoodLife Fitness, Food Basics, Shoppers Drug Mart, Beer Store, Tim Hortons, Subway, Pizza Pizza, Dollarama, Burger King, Pet Value, and Petro Canada with a McDonalds restaurant on site. The area surrounding the mall is bustling with additional traffic and opportunity: TD Bank, the 1,600-student Sir Frederick Banting Secondary School, Medway Community Centre (featuring ice pads), the Canada Games Aquatic Centre, and a Western University student residence housing 600 students. This turnkey operation is perfect for an owner-operator or investor. The unit features ample storage, a private bathroom, kitchenette, and office space. Store owners can make their own schedule within the mall hours! All fixtures are included, and the seller is open to staying on during a training transition period to ensure your continued success. Purchase price plus inventory on hand at cost upon closing. Taxes are included in the monthly rent. Take



advantage of this rare opportunity to own a recession-resistant, community-trusted retail business in one of London's busiest retail hubs. Inquire today to learn more about this special opportunity! (id:6289)

Essential Information

Listing #	X12298859
Price	\$165,000
Bathrooms	1.00
Square Footage	1,150
Type	Business

Community Information

Address	19 - 1225 Wonderland Road N
Subdivision	North I
City	London North (north I)
Province	Ontario
Postal Code	N6G2V9

Interior

Heating	Other
Cooling	Fully air conditioned

Listing Details

Listing Office	THE REALTY FIRM INC.
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Listing information last updated on October 13th, 2025 at 5:46am PDT