

FOR SALE

691 RICHMOND ST, LONDON

\$299,000

BIRD BOX - RICHMOND ROW

\$3,500 Gross Rent

Very popular and very cool southern-fried chicken concept available in AAA location on London's infamous Richmond Row and currently doing 20k+ weekly!

1,400 Sq Ft

Excellent food costs, low labour, and outstanding rent of only \$3,500 Gross Rent in a prime location surrounded by London's most popular bars, restaurants, and nightclubs with excellent parking options for takeout and delivery.

Chicken QSR

Cool new brand with a menu geared towards the student population that plays an integral role in the entire London area.

READY FOR SECONDS?
Call me to discuss this listing today.

The menu follows the very popular southern-fried chicken, waffles, sandwiches, and desserts craze.



RYAN EARL, Sales Representative
416-618-0054 | ryan@carverestate.com
carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5
This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



HAND-BREADED CHICKEN						
	SERVING SIZE	PRICE	SAUCE	SERVING SIZE	PRICE	SAUCE
FINGERS	3	4 ⁹⁹	1 Sauce	5	11 ⁹⁹	1 Sauce
	5	7 ⁹⁹	1 Sauce	10	19 ⁹⁹	1 Sauce
	10	16 ⁹⁹	1 Sauce	20	39 ⁹⁹	2 Sauces
	20	30 ⁹⁹	2 Sauces	60	95 ⁹⁹	3 Sauces
	50	75 ⁹⁹	3 Sauces	100	100 ⁹⁹	5 Sauces
	100	150 ⁹⁹	5 Sauces			
						WINGS

SAUCES	DRINKS	DESSERTS	OTHER DRINKS	GENERAL TIPS	ALLERGENS
BBQ Medium Hot Sriracha Sriracha Sriracha	Honey Garlic Lemon Pepper Sriracha Sriracha Sriracha Sriracha Sriracha	Cheese Cajun Cajun Cajun Cajun Cajun Cajun	Cajun Ranch Cajun Ranch Cajun Ranch Cajun Ranch Cajun Ranch Cajun Ranch Cajun Ranch	General Tea Cajun Ranch Cajun Ranch Cajun Ranch Cajun Ranch Cajun Ranch Cajun Ranch	Gluten Free Gluten Free Gluten Free Gluten Free Gluten Free Gluten Free Gluten Free



RYAN EARL, Sales Representative
 416-618-0054 | ryan@carverestate.com
 carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
 A commercial division of Re/Max Ultimate Realty Inc.
 836 Dundas St W, Toronto, ON M6J 1V5
 This document is not meant to solicit existing listings. (12.2002).



LONDON LOCATIONS:



130 KING ST

- Licensed Restaurant 89 + 40 on patio
- 1,800 sq ft
- Excellent lease of only \$3,450 Gross
- Consistent sales of 900k +



1610 HIGHBURY RD N

- Licensed Roadhouse 125 + 47 patio
- 4,500 sq ft
- \$5,000 Net Rent with long lease
- Big Sales and profitable bar and grill



795 WONDERLAND RD S

- Licensed for 60 Pizza/Italian franchise
- 2,000 sq ft
- Solid lease of \$7,000 Gross
- Liquor license for 60



RYAN EARL, Sales Representative
416-618-0054 | ryan@carverestate.com
carverestate.com

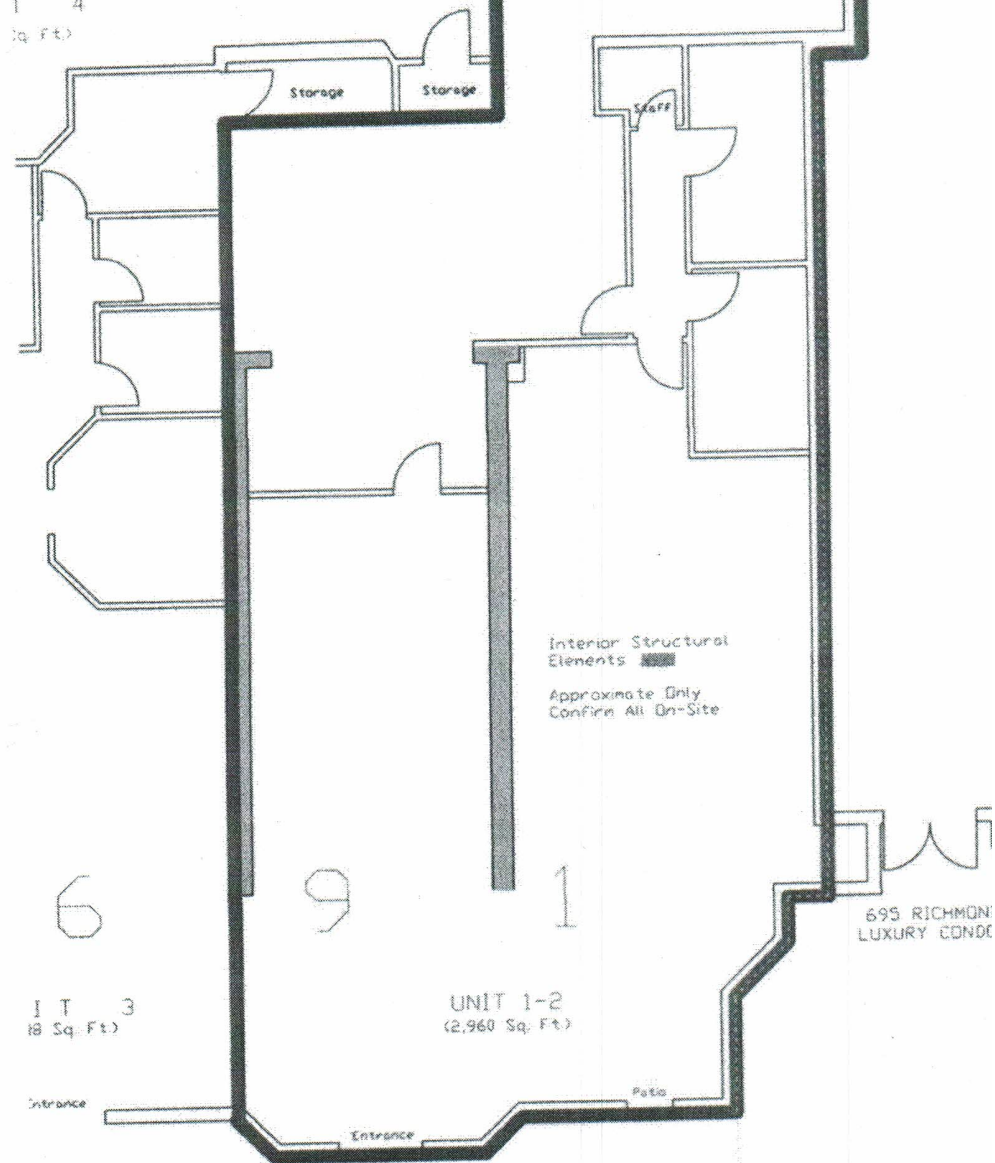
RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5

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



SCHEDULE A - DEMISED PREMISES

T 4
(sq. Ft.)



Interior Structural Elements
Approximate Only
Confirm All On-Site

695 RICHMOND
LUXURY CONDO

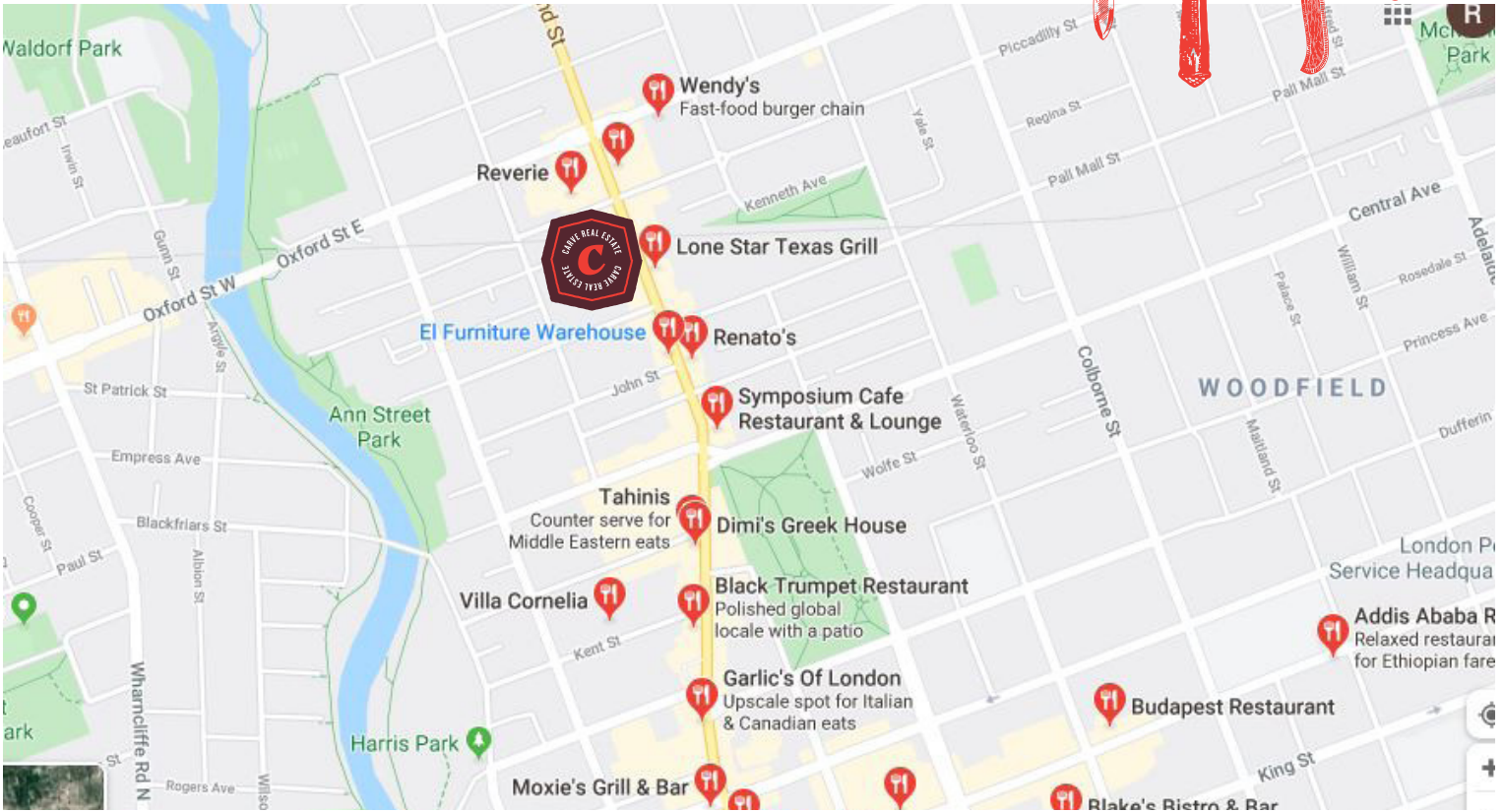
I T 3
(18 Sq. Ft.)

UNIT 1-2
(2,960 Sq. Ft.)



RYAN EARL, Sales Representative
416-618-0054 | ryan@carverestate.com
carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5
This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

Richmond Street is the center of London's nightlife, student life, and cultural center.

There are literally dozens of restaurants, clubs, bars, nightclubs, and more that cater towards London's students, night crowds, businesses people, and tourists alike.

London itself is by far the largest city in Western Ontario and has a growing and strong population and economy. This concept is set to grow and grow.

Property Details: Great location with sunny patio located in a solid building with great neighbouring tenants.

LOT SIZE

Frontage:

20 ft along Richmond St

Depth:

Approximately 70 ft

Location:

North end of Richmond Row

Total Area:

1,400 sq ft



RYAN EARL, Sales Representative

416-618-0054 | ryan@carverestate.com

carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5

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