



FOR SALE

551 RICHMOND ST, LONDON

\$449,000

\$6,957 Gross Rent

2,200 Sq Ft

Middle Eastern Franchise

TAHINI'S - RICHMOND ROW

The super popular downtown London location of the booming Tahini's Franchise. This is the first location in the franchise on the infamous Richmond Row in London.

Beautiful corner location with two patios, large 16 ft commercial hood, seating for 60, with outstanding visibility to the streets and a beautiful buildout. Currently a corporate location but ready for a hands-on owner to take the profits to the next level. Very impressive sales and profit margins.

Outstanding low rent of only \$6,957 Gross including TMI with a 5 + 5 year term! Low royalties of 5% + 2% this location is VERY PROFITABLE. Looking for a hands-on owner to improve the NOI even more! Low food and labour costs.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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This document is not meant to solicit existing listings. (12.2002)

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OTHER SHAWARMA LOCATIONS:



TAHINI'S WESTMOUNT

- Middle-Eastern QSR
- 2,400 sq ft
- \$8,426 Gross Rent
- Seating for 65



BABAZ SHAWARMA

- Quick Service Restaurant (QSR)
- 1,600 sq ft
- \$4,420 Gross Rent
- Seating for 25



THE GRILL & WRAP

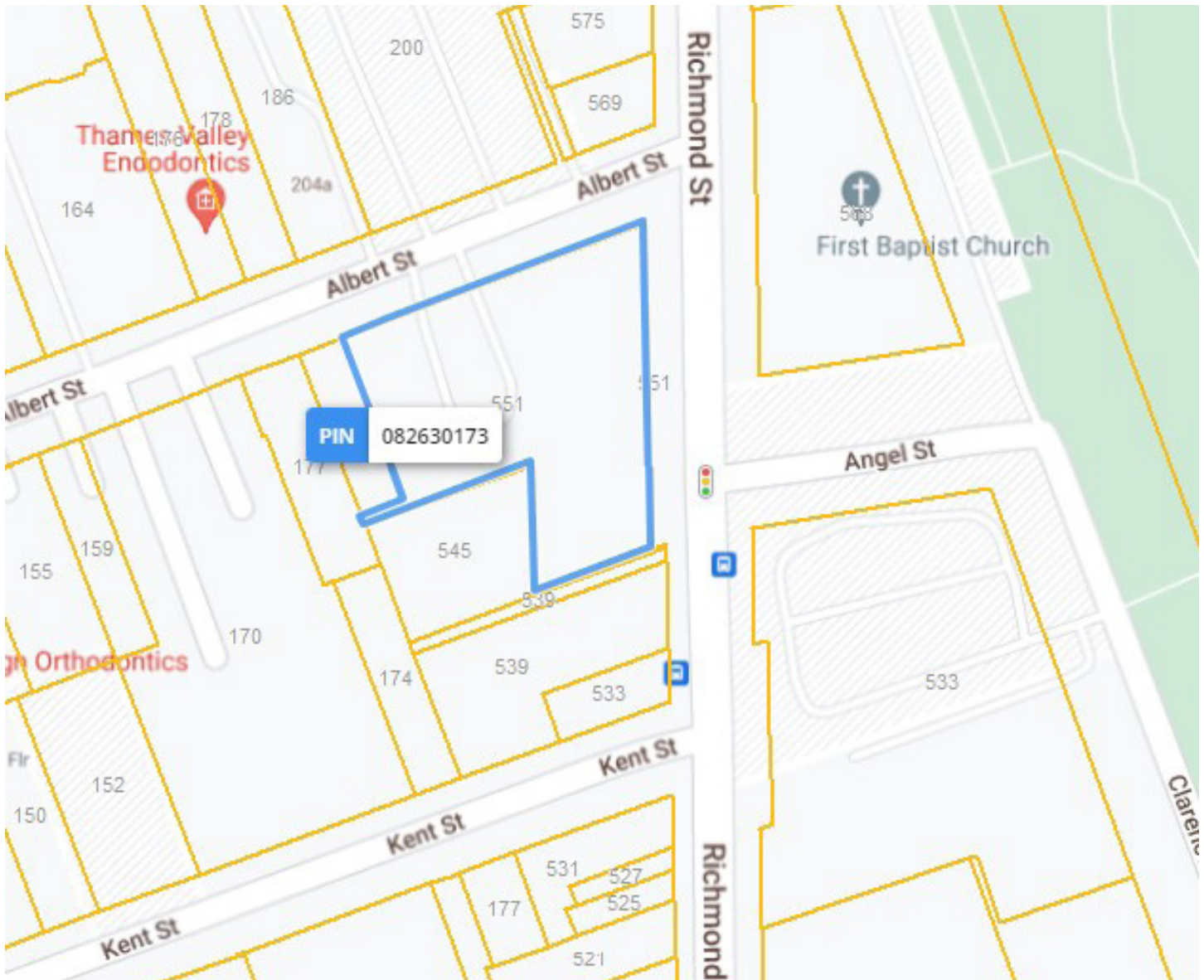
- Quick-Service Restaurant (QSR)
- \$3,425 gross rent
- 1,250 sq ft
- Great sales on busy road in London



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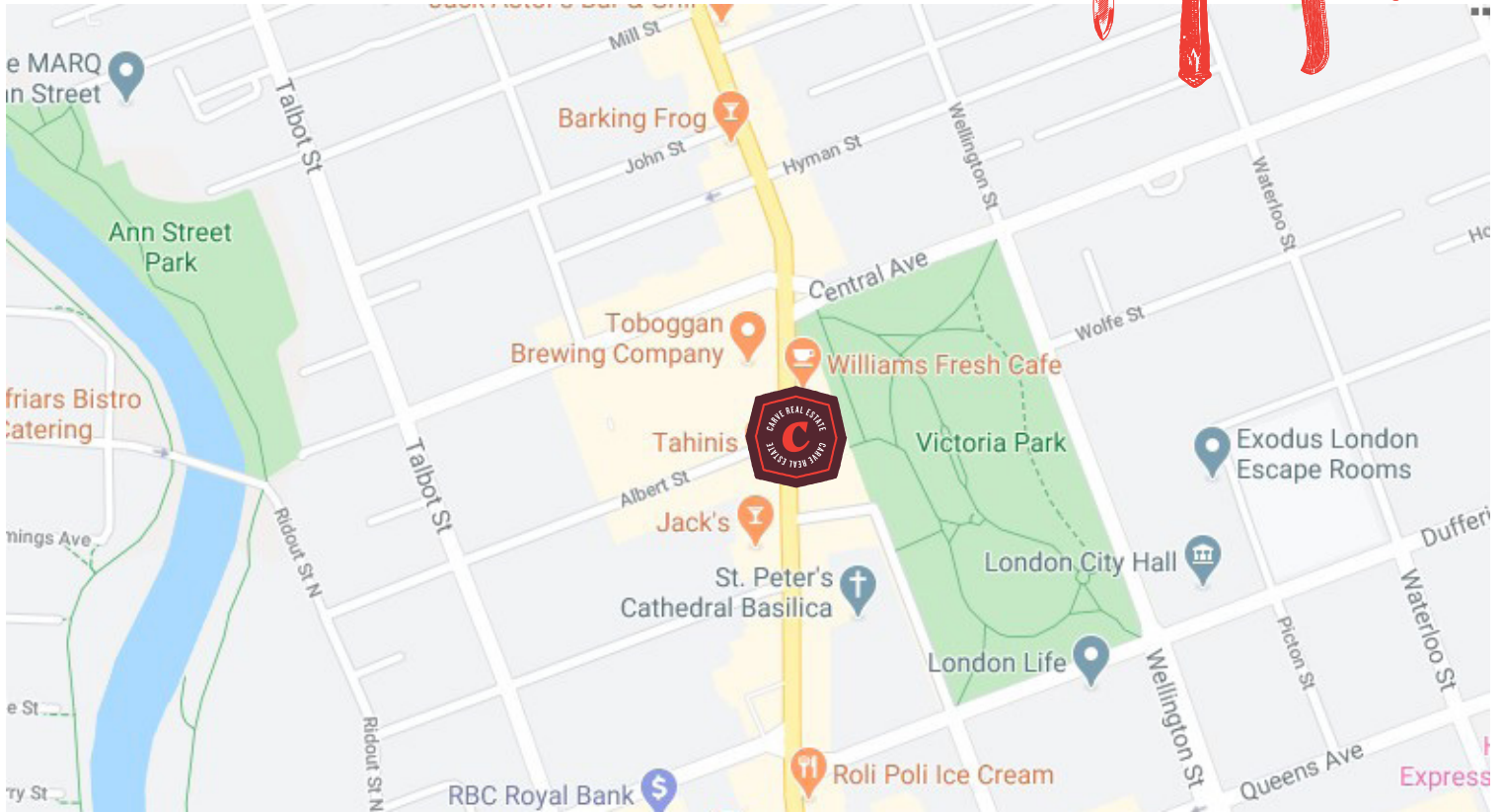
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BUILDING DETAILS

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 2 sunny patios located in a solid building with great neighbouring tenants.

LOT SIZE

Frontage:

245 ft along Richmond Street

Depth:

Approximately 245 ft

Location:

Central Richmond Row

Total Area:

2,411.11 ft² (0.055 ac)



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