



FOR SALE

276 DUNDAS ST, LONDON

\$615,000

\$12,230 gross rent

6,500 Sq Ft

Crabby Joe's Franchise

CRABBY JOE'S BAR • GRILL

Outstanding and completely renovated Crabby Joe's Bar & Grill in downtown London. Located in the old city hall, this is a gorgeous buildout in a high ceiling stone building with a 6,500 sq ft layout.

2 patios, both rear and street side, with a monstrous liquor license capacity of 340, plus 54 on front patio, and 80 in the shaded back. Long lease of 5 + 5 + 5 currently paying \$12,230 gross rent including TMI plus percentage of sales.

This outstanding business does well over \$3,000,000 in sales year after year, with 5% + 2% royalties. 22 ft hood in the large kitchen with a full basement. This produces 10% NOI on top of owners salaries and is a proven performer.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

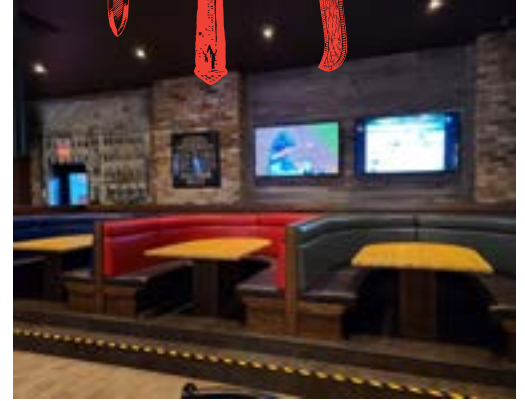
416-618-0054 | ryan@carverestate.com

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RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

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OTHER LOCATIONS:



CRABBY JOE'S

- 2 AAA locations in London
- 5,000 - 6,000 sq ft
- Very attractive leases
- Sales well over 3 Million!



TURTLE JACK'S

- 2 Great locations in Ontario
- 5,000 - 6,000 sq ft
- Great leases and fully renovated
- Impressive sales and income



BOSTON PIZZA

- 3 Locations in Tri-City Area
- 5,000 - 6,000 sq ft
- Located in excellent plazas
- Impressive sales and history



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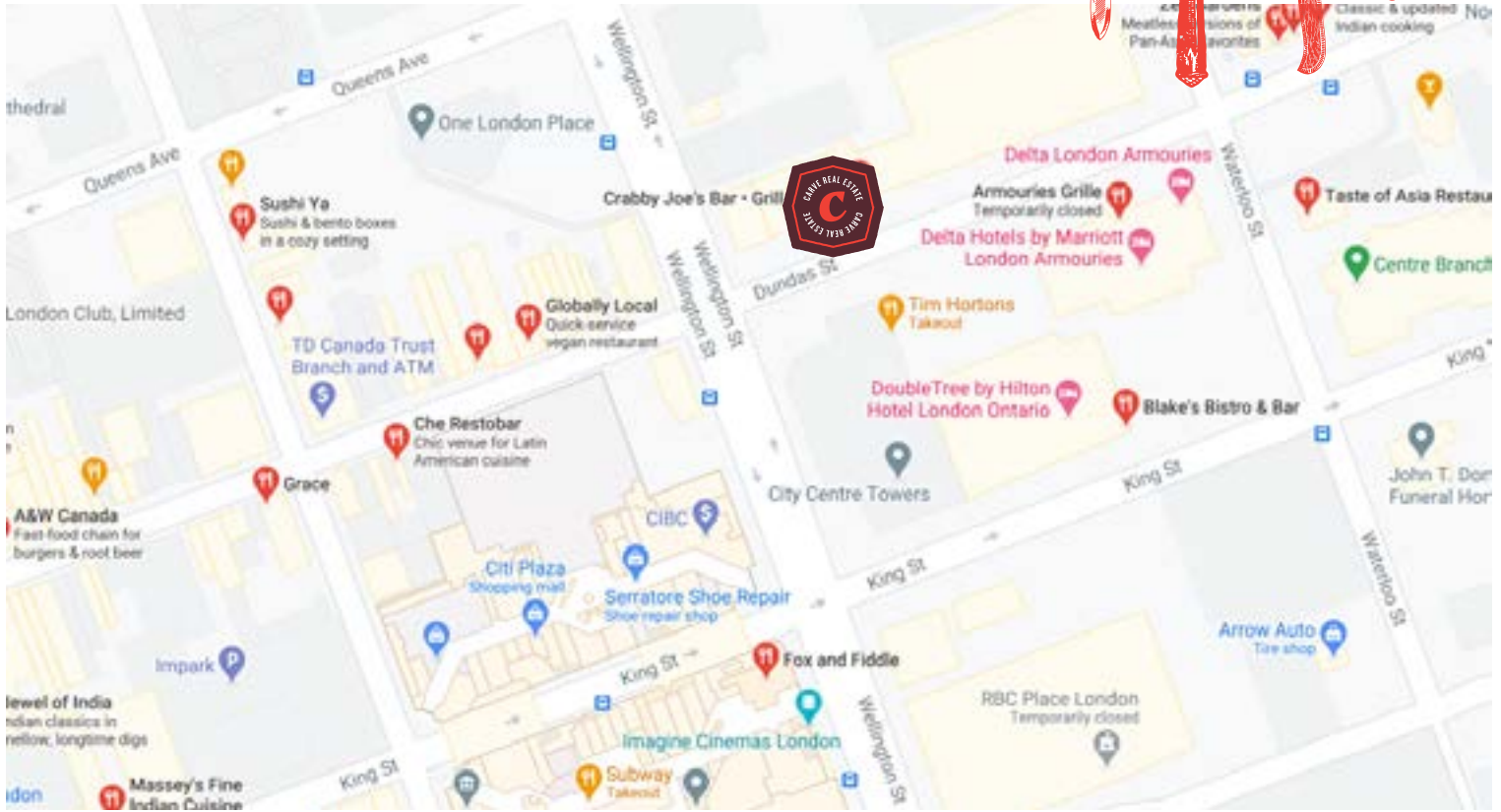
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BUILDING DETAILS

This located could not be more central in downtown London. You are surrounded by the largest office towers in the city, and the biggest and highest rated hotel is located directly across the street.

Pedestrians, students, office workers, construction workers, and more are all major demographics in the immediate area, and this restaurant is large enough to accommodate them all.

Property Details: The exterior and interior of this business are both stunning. Located in London's Old City Hall, the ceilings are high and the buildout is completely first class. Patios to the front and the rear of the unit with a full basement.

There is an array of parking options available including many municipal lots in the immediate area.

LOT SIZE

Frontage:

81.07 ft along Dundas Street

Depth:

Approximately 106.53 ft

Raw Measurements:

81.46 ft x 106.81 ft x 81.26 ft x 106.84 ft

Total Area:

8,686.47 ft² (0.199 ac)



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