



FOR SALE

557 WELLINGTON RD, LONDON

\$799,000

\$15,468 gross rent

4,500 Sq Ft

Crabby Joe's Franchise

CRABBY JOE'S BAR • GRILL

Very profitable and high performing Crabby Joe's Bar • Grill franchise located in a great area of London directly across the street from a major hospital complex. Boasting sales of well over \$3,000,000 + and years of consistency.

The kitchen features a 25 ft hood, 3 walk-ins, and top of the line equipment. Large 4,500 sq ft + 1,500 basement rectangular layout with large patio, licensed for 216 inside and 108 on the sunny patio that was recently expanded.

Big consistent sales and 10% NOI on top of owner salaries are what you'll find here. Royalties are 5% + 2%, and there is a brand-new lease of \$15,468 gross with a term of 5 + 5 + 5 + 5. AAA opportunity!!!

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

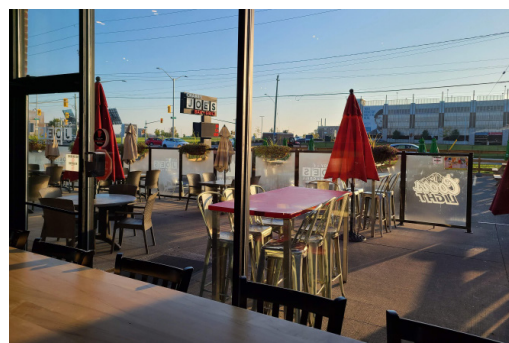
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RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

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

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OTHER LOCATIONS:



CHUCK'S ROADHOUSE

- Chuck's Roadhouse Bar & Grill
- 4,000 sq ft
- \$15,224 gross rent
- Sports bar franchise in Aurora



TURTLE JACK'S

- Popular Turtle Jack's location
- 6,050 sq ft Rent
- \$25,100 gross rent
- Popular franchise with full training



OL' WEST WING

- Profitable sports bar & resto
- 2,633 sq ft
- \$6,900 gross rent
- Full kitchen with patio



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BUILDING DETAILS

This is a standalone building in the very prosperous south end of London, specifically the Southdale/White Oaks neighbourhoods, and just a 5 minute drive from downtown London.

Located directly across the street from the Parkwood Hospital complex, in a good quality commercial area of London, along an arterial road. The site is in fantastic condition and the restaurant is fully renovated and in outstanding condition.

Property Details: This building is located in a very busy area dominated by vehicles and public transportation. There is a massive hospital across the street and many offices in the immediate area.

LOT SIZE

Frontage:

179.99 ft along Wellington St

Depth:

Approximately 169.96 ft

Raw Measurements:

110.60 ft x 80.21 ft x 149.40 ft x
261.96 ft x 180.39 ft

Total Area:

30,591.00 ft² (0.702 ac)



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