



FOR SALE

699 WILKINS ST, LONDON

\$599,000

\$8,088 Gross Rent

4,295 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

DAWGHOUSE PUB & EATERY

The longstanding and very popular Dawghouse Pub & Eatery is an institution in south London, boasting 2.5 million in sales consistently year after year, with excellent net operating income (NOI) for an operator.

Available as the Dawghouse or for rebranding, this location has incredibly attractive rent of only \$8,088 gross rent including TMI, with 1 + 5 + 5 years remaining on the lease in a large 4,295 sq ft space plus outside patio, and parking for 75.

Huge 24 ft hood in the production kitchen with 3 walk-ins, and a HVAC system only 5 years old. Big liquor license of 203 + 24 on the shaded patio. Additional front patio for this summer. Excellent profits on top of owner's salaries.



RYAN EARL, Sales Representative

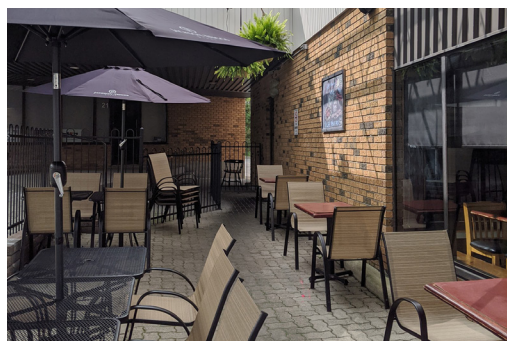
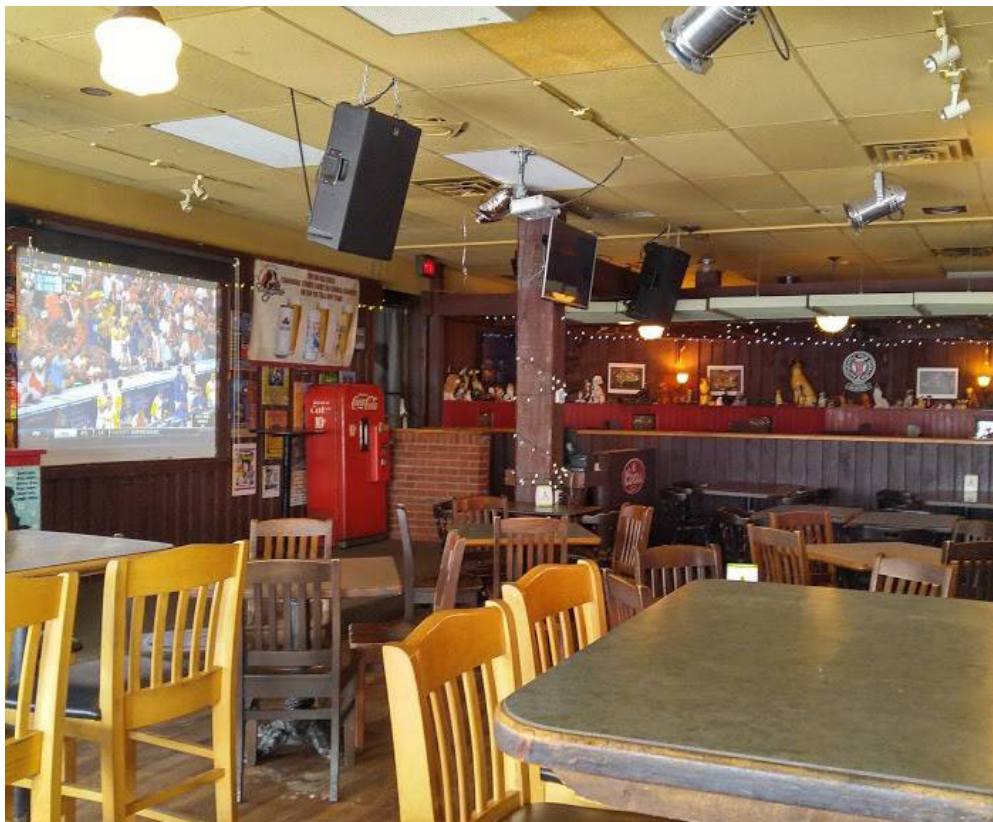
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LONDON LOCATIONS:



WALDO'S

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



BILLY T'S ROADHOUSE

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



CANADIAN FRANCHISE

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

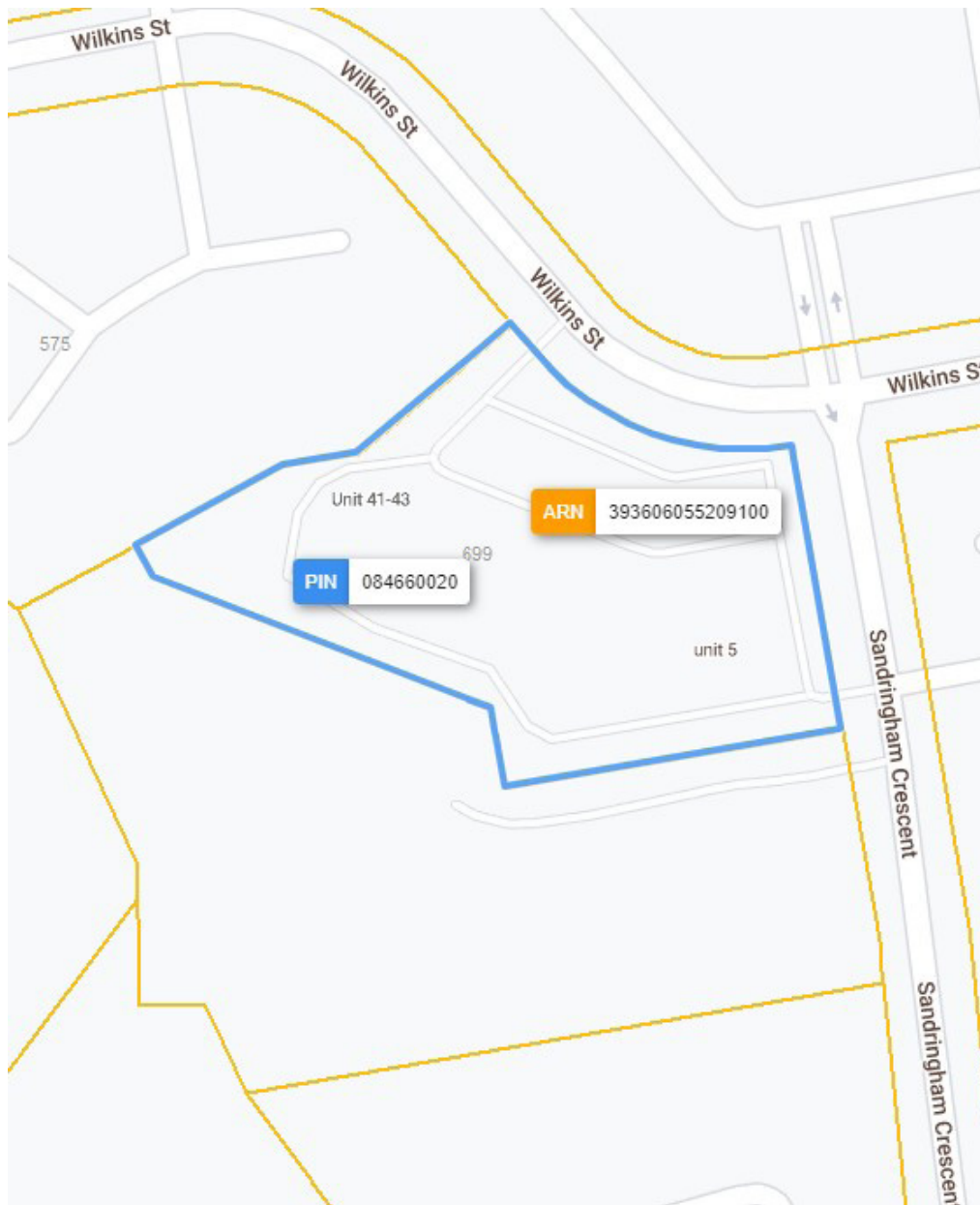


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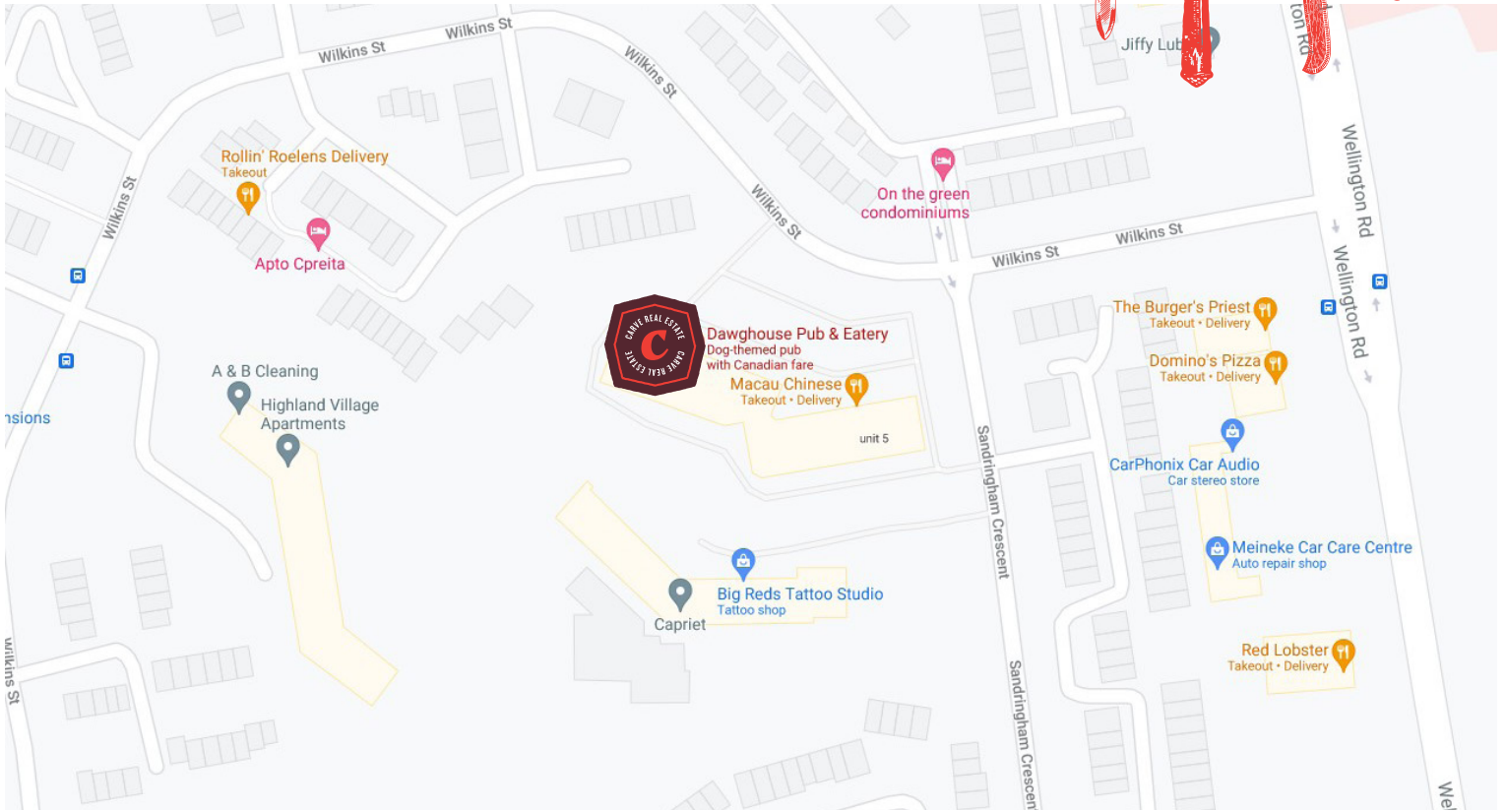
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BUILDING DETAILS

This business is located in a very busy plaza featuring lots of small businesses, offices and more. Tons of parking and direct access to Wellington Road, one of London's busiest roads with thousands of vehicles using it daily.

Great signage and visibility, this business is one of the anchor tenants and is very well known in the area.

Property Details: The restaurant is in fantastic shape, including a completely new HVAC system dating only 5 years old.

Great equipment in the kitchen and behind the bar, with POS systems, fridges, glasswashers, and more all in excellent condition.

The large 24 ft commercial hood can accommodate any type of cuisine.

LOT SIZE

Frontage:

265.72 ft along Wilkins Street

Depth:

Approximately 250 ft

Raw Measurements:

265.88 ft x 165.23 ft x 299.14 ft x 280.47 ft x 225.35 ft

Total Area:

120,039.01 ft² (2.756 ac)



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