



**FOR SALE**

**546 TALBOT ST, ST THOMAS**

**\$79,000**

**\$1,593 gross rent**

**1,000 Sq Ft**

**Licensed Restaurant**

## MR. & MRS. BAO

Turnkey Quick Service Restaurant (QSR) in downtown St. Thomas. Located in the middle of downtown directly across the street from city hall. Currently a Bao concept but open to rebranding and conversion to another concept, franchise, or cuisine.

Bright unit with 1,100 sq ft layout and 5 parking combined with ample street parking and municipal lots nearby. Lovely downtown facade with great exposure to the busiest street in town. Please do not go direct.

Very attractive lease rate of \$1,593 gross rent including TMI with 10 + 5 year term. Small takeout area with seating for 4 and full back kitchen with refrigeration and prep area. Formerly a Tim Hortons for years.

**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).

# carve REAL ESTATE



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## OTHER NEARBY LOCATIONS:



### POKE POKE

- Turnkey QSR in downtown London
- 1,100 sq ft
- \$2,743 gross rent including water
- Very busy location on Richmond Row



### BARAJON

- Popular middle eastern QSR/Resto
- 1,200 sq ft
- \$2,700 gross rent
- Lovely build out and full kitchen



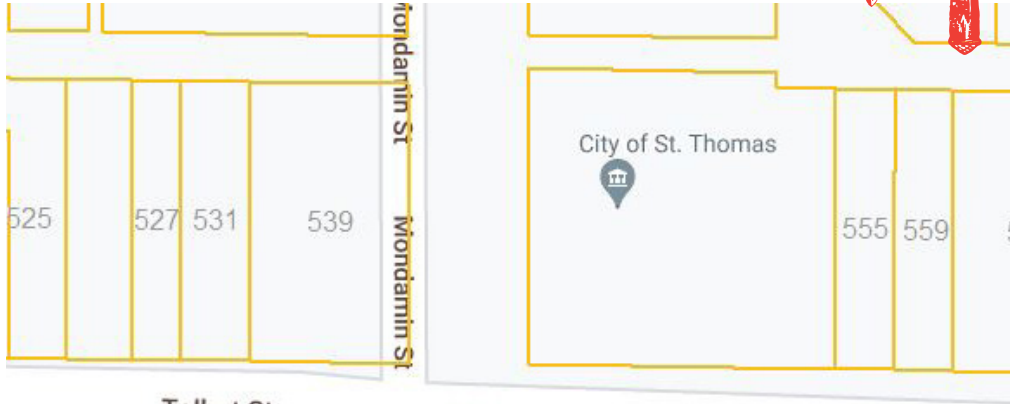
### THE GRILL & WRAP

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



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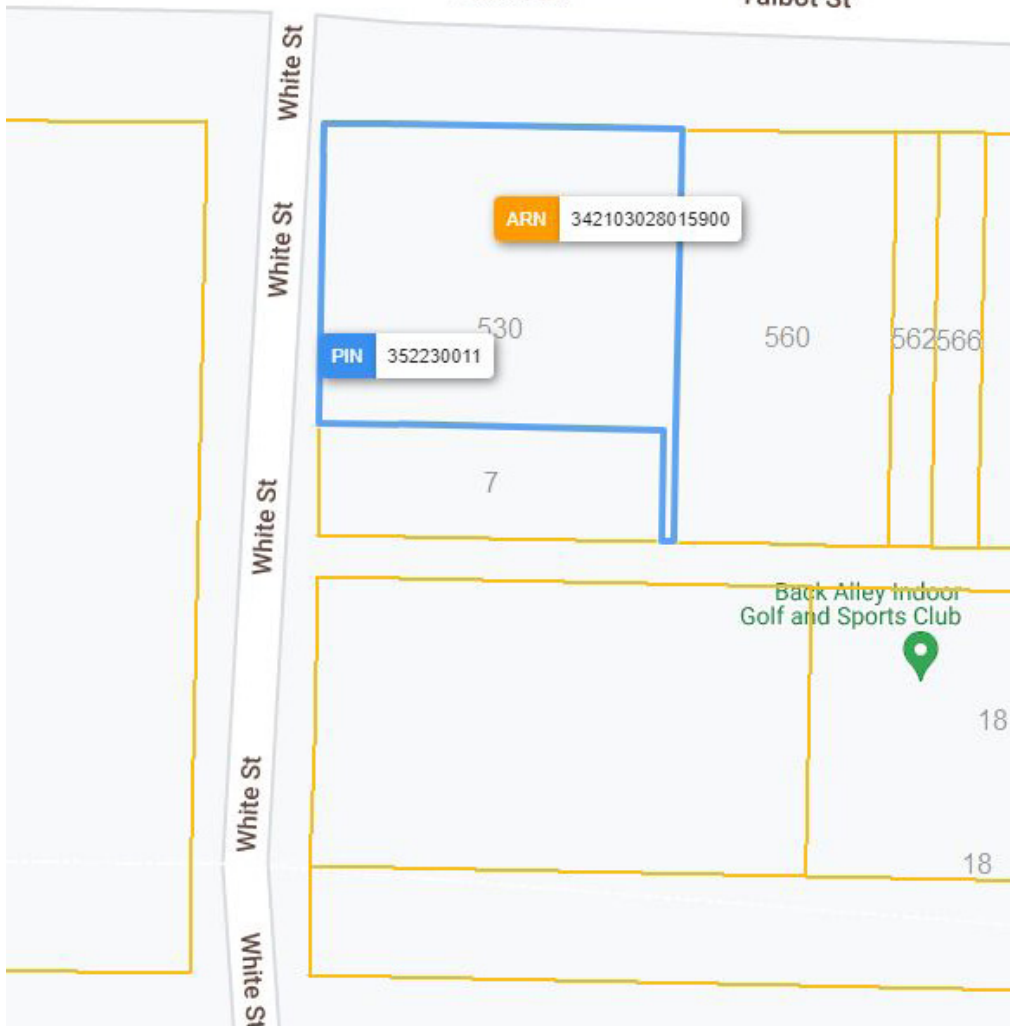
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Talbot St

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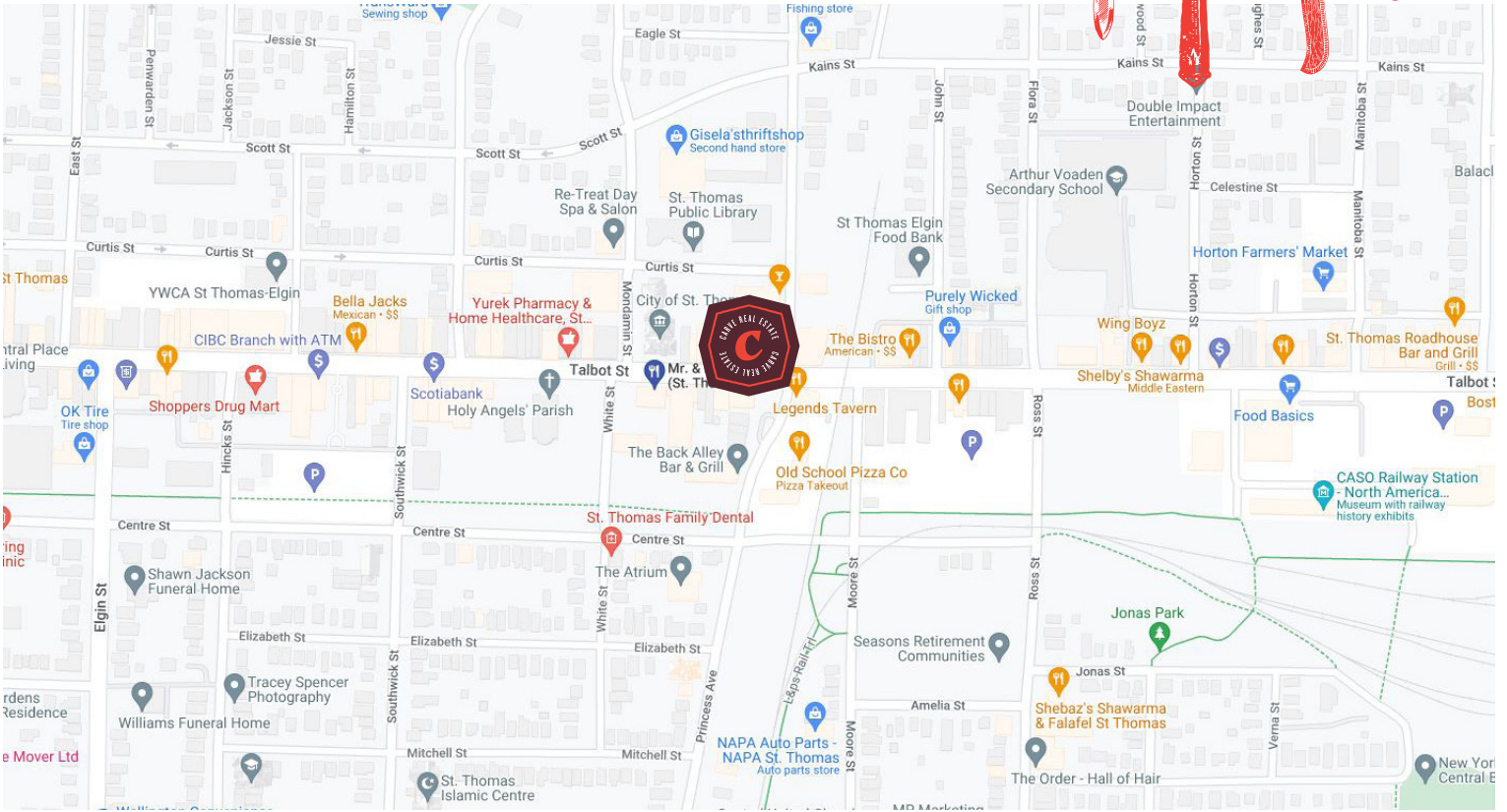


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## BUILDING DETAILS

St. Thomas is a bustling community just south of London Ontario with 60,000 residents in the metropolitan area. Talbot Street that runs through downtown is the major commercial and tourist area and is home to some of the city's best restaurants

There is ample parking in the area including 5 spots just for this business that can be utilized for pick-up and deliveries.

**Property Details:** The unit is bright and faces north directly at City Hall for beautiful views from the high tops for customer seating at the store window.

The have been lots of upgrades to the unit and it is in excellent condition and full of equipment and leaseholds. Ideal for rebranding.

### LOT SIZE

**Frontage:**

149.25 ft along Talbot Street

**Depth:**

Approximately 124.37

**Raw Measurements:**

124.37 ft x 144.23 ft x 45.88 ft  
x 5.02 ft x 171.43 ft x 149.25 ft

**Total Area:**

18,879.88 ft<sup>2</sup> (0.433 ac)



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