



**FOR SALE**

**238 DUNDAS ST, LONDON**

**\$299,000**

**\$4,000 Gross Rent**

**3,500 Sq Ft**

**Nightclub with Patio**

## LAVISH LONDON

Lavish London is London's only LGBTQ nightclub. This popular venue downtown on Dundas Street has been a mainstay for years with a loyal following and very impressive sales with an excellent liquor/food ratio.

The 3,500 sq ft main floor has exposed brick, an excellent sound system, lights, and more with a licensed rooftop patio that runs until 2 am. Take over this income generator or change it into your own concept, cuisine, or franchise.

Amazing rental rate of \$4,000 gross with a 10 + 10 year lease! Licensed for 183 on the main floor and 60 on the rooftop patio. There is a full kitchen with an 8-ft commercial hood and a walk-in fridge. Bars on both floors + ghost kitchen.

**READY FOR SECONDS?**

Call me to discuss this listing today.

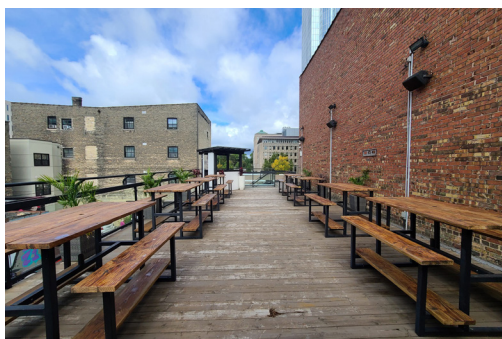
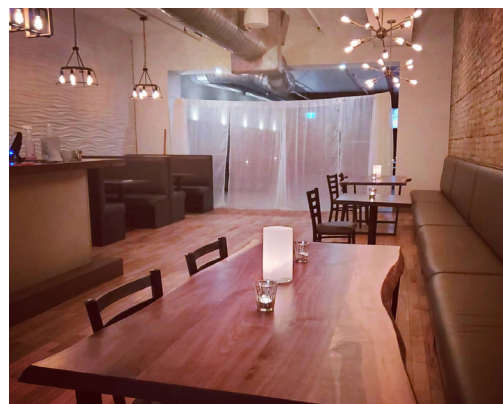


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## LONDON BARS & CLUBS:



### OLIVE R'TWIST

- Olive R'Twist
- 3,200 Sq Ft
- \$5,118.40 Base rent
- Licensed for 160 + 98 patio



### MARINO'S RESTAURANT & BAR

- Very popular restaurant and bar
- 2,500 sq ft
- \$5,168 gross rent
- Money maker with full kitchen



### THE KING EDWARD

- The King Edward
- 5,134 Sq Ft
- \$1,600 Gross rent
- Great Location in London

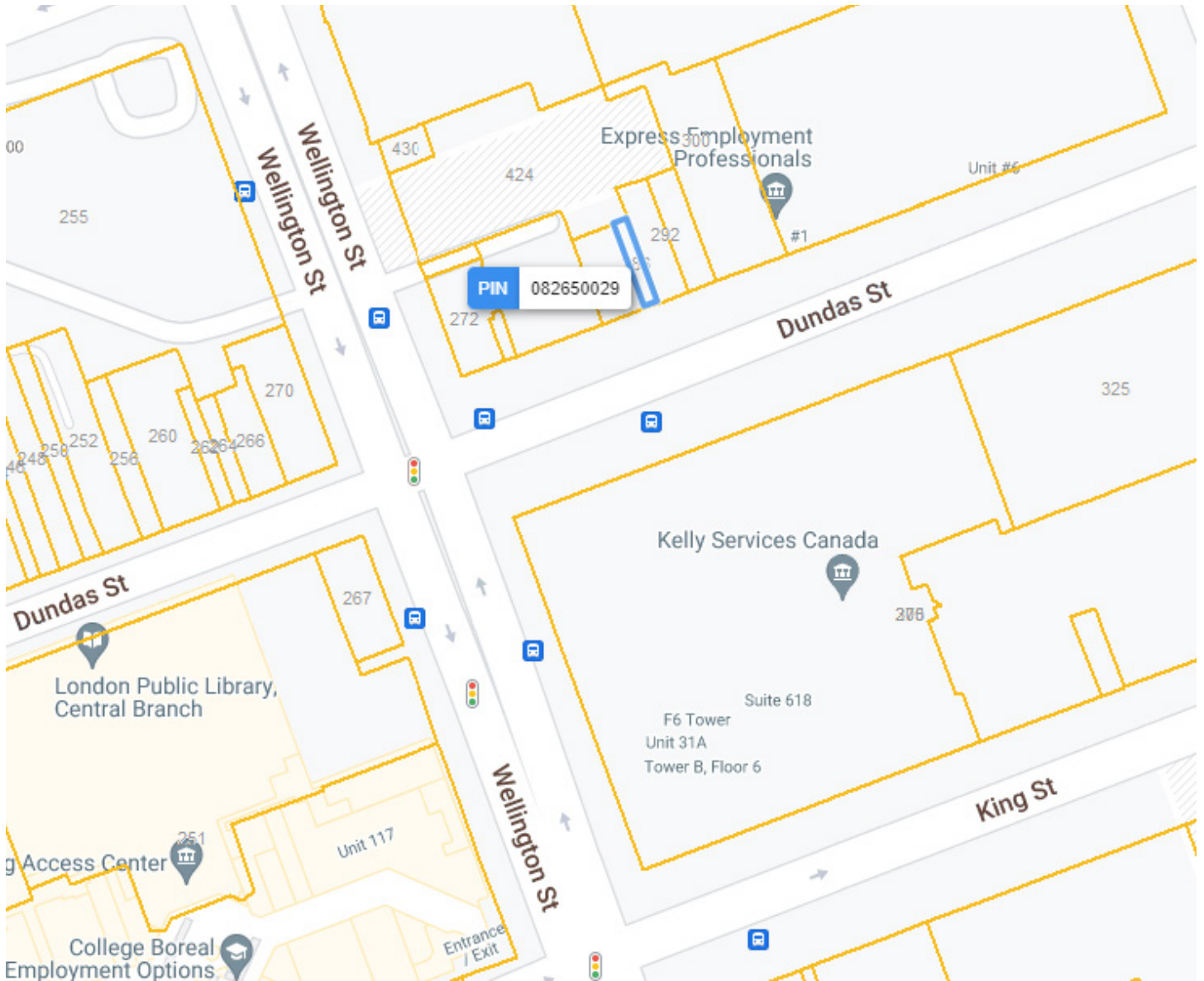


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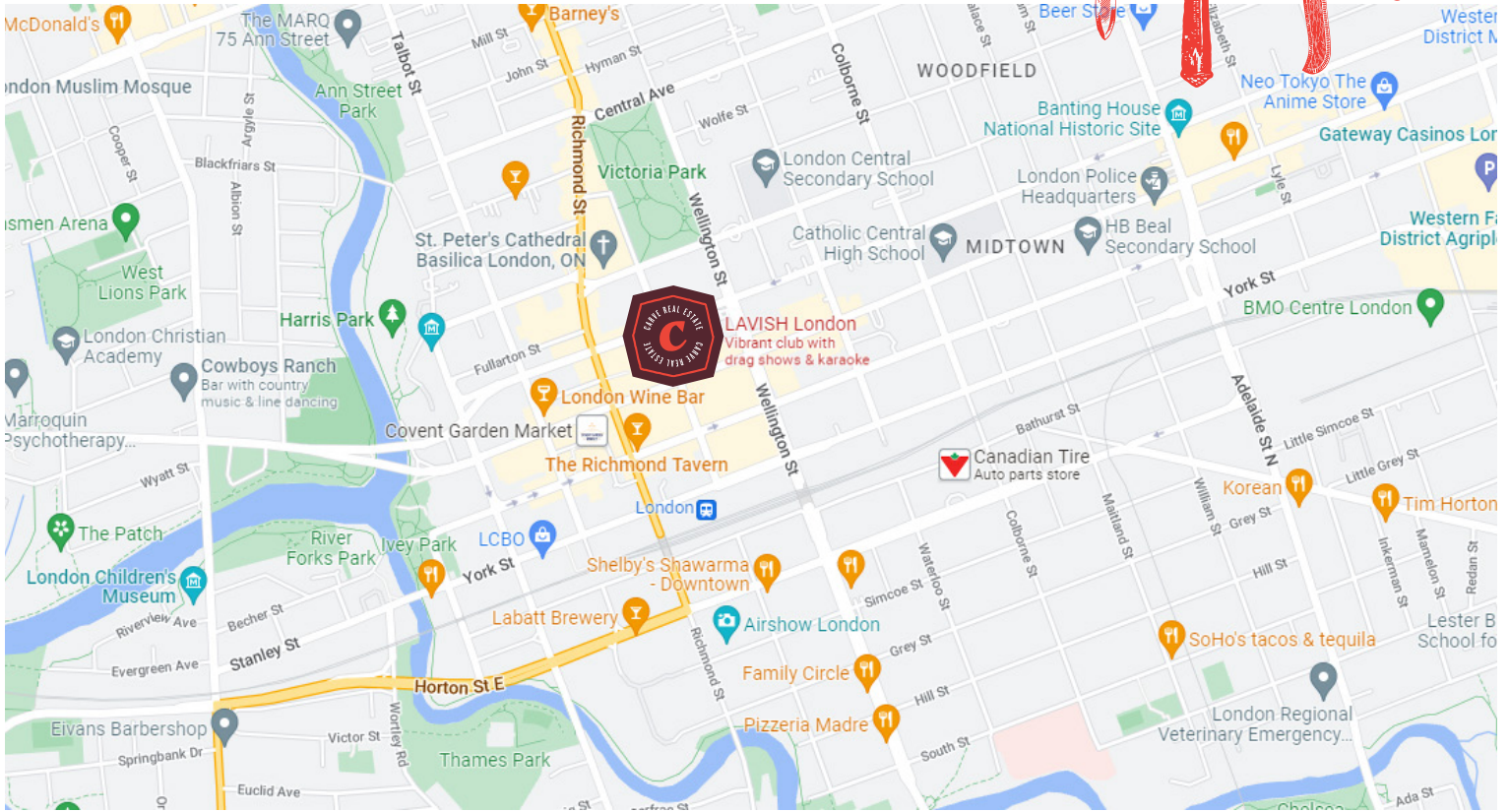
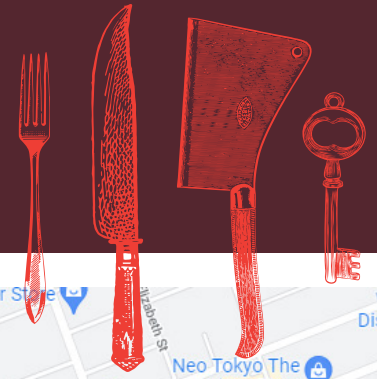
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## BUILDING DETAILS

Located a lovely red brick building. This area is ideal for maximizing the busy downtown core and in particular the office buildings that surround it, the tourist, students, and retail workers the make up the areas pedestrian traffic.

The building is across the street from the Covent Garden Market, and close to theatres, clubs, restaurants, Budweiser Gardens and more.

**Property Details:** This business is located on the sunny north side of the newly dug up and completely renovated Dundas Street. All new street lights, benches, cobbled street, and more.

The unit itself is gorgeous with exposed brick throughout and has been recently renovated. The nightclub equipment is top-of-the-line and in great condition.

The rooftop patio is also beautiful with more exposed brick and staircases ready to handle the crowd. The license runs until 2 am.

### LOT SIZE

**Frontage:**  
12.90 ft along Dundas St

**Depth:**  
Approximately 79.25 ft

**Dimensions:**  
12.35 ft x 79.13 ft x 12.92 ft x 79.10 ft

**Size:**  
990.28 ft<sup>2</sup> (0.023 ac)



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