



FOR SALE

1295 Highbury Ave N, London

\$149,000

\$3,500 Gross Rent

1,000 Sq Ft

Quick Service Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

BIRDBOX CHICKEN JOINT

Low lease rate for a well established London franchise! This high performing Quick Service Restaurant (QSR) is located just around the corner from Fanshawe College.

Featuring a 1,000 sq ft floor plan that is perfect for fast food, and doesn't require a large labour force to run. Located in a busy plaza with lots of parking and AAA tenants. Great signage and no restrictions on business hours. Full training to be provided to qualified franchisees.

\$1,000 flat fee for royalties. Exceptionally low gross rent of \$3,500, including TMI with 5 + 5 remaining. Full commercial kitchen with a 9-foot hood and all-new equipment. Currently run hands-off and profitable.



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carve REAL ESTATE



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OTHER LOCATIONS:



HERITAGE FISH & CHIPS

- Located in a small but busy plaza
- 800 Sq Ft
- \$2,832 Gross Rent
- Seating for 30



PIZZA PIZZA

- Pizza Pizza franchise in a modern Esso
- 750 Sq Ft
- \$2,900 Gross Rent
- Great delivery radius for all of St. Marys



GUAC MEXI GRILL

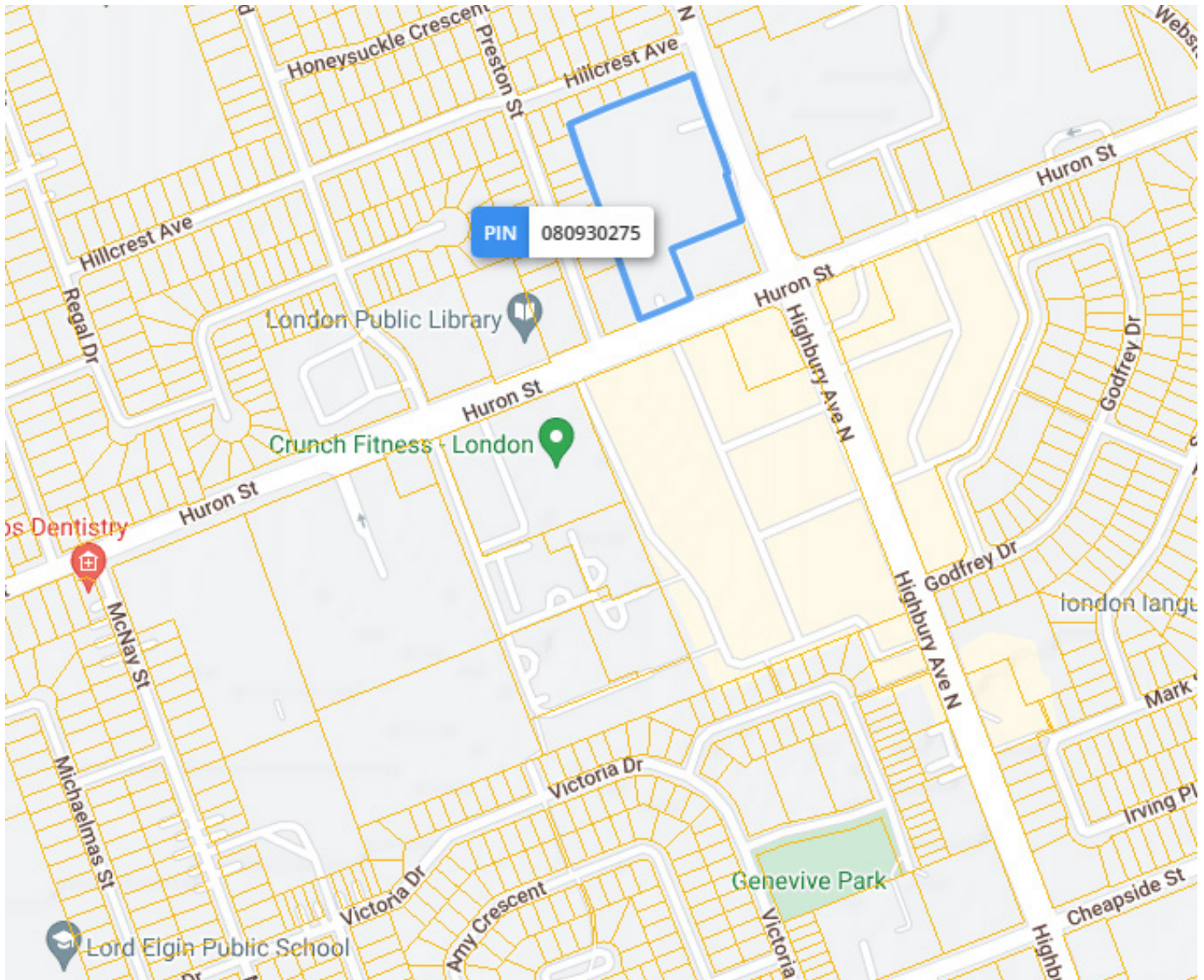
- Guac Mexi Grill location in Uxbridge
- 1,642 Sq Ft
- \$6,230 Gross Rent
- Tons of visibility and parking



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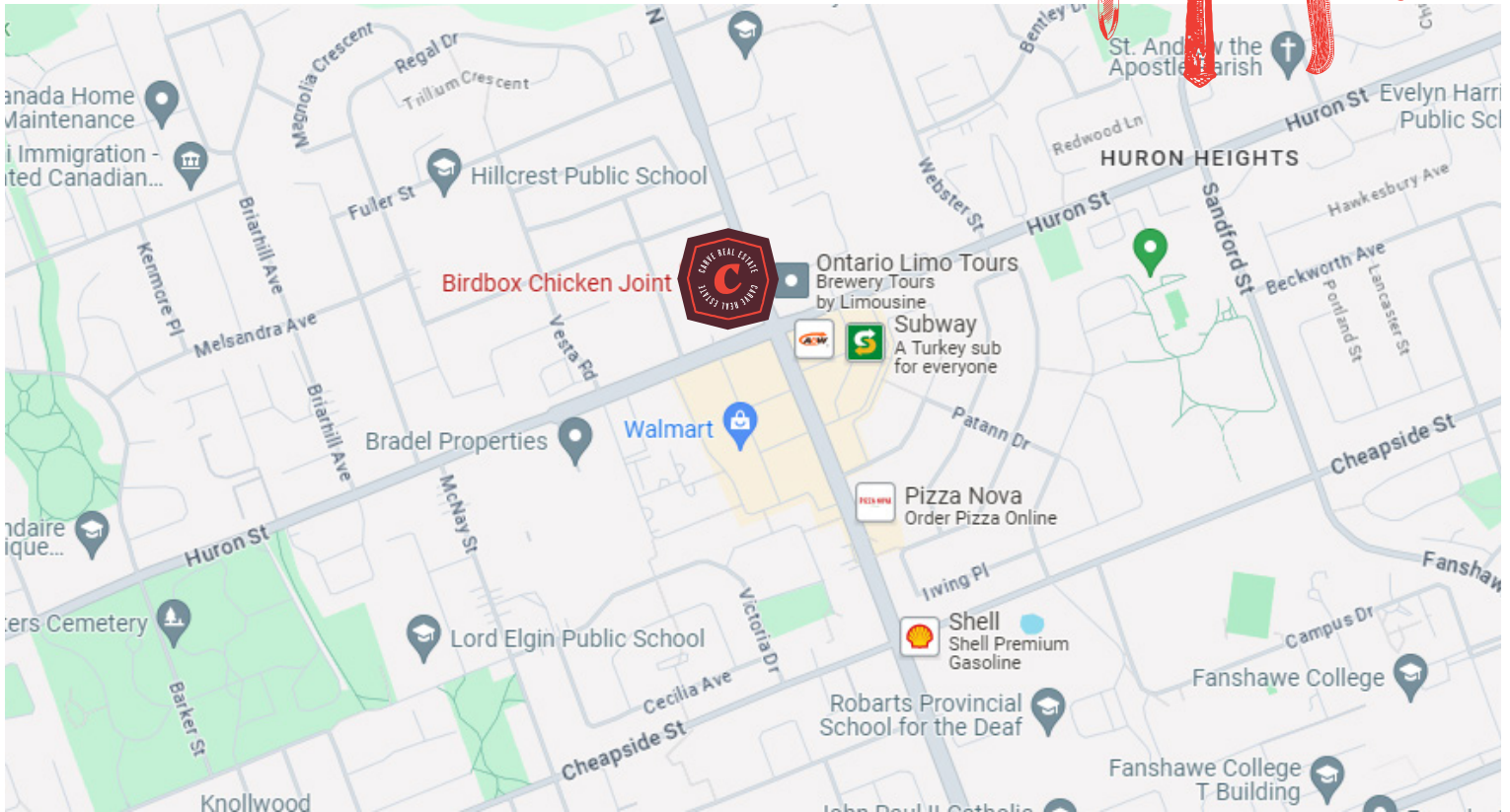
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BUILDING DETAILS

Established business in a long standing QSR space in busy plaza. London is currently the fastest growing city in Ontario. High earning location in the Highbury Shopping Plaza that is perfect for fast food or fast casual. Close to plenty of schools, sports fields, baseball diamonds and the Stronach Skateboard Park.

Constant traffic in and out of the plaza that houses a diverse mix of retail neighbours. Surrounded by a vibrant mix of commercial, residential and industrial. Highbury is one of the main streets in London and is always busy. This section in particular is in the north end and just around the corner from Fanshawe College, home to tens of thousands of university students.

Property Details: Equipment and leaseholds are all up to date. Opportunity to increase sales further by expanding operating hours.

LOT SIZE

Frontage:

502.76 ft along Highbury Ave N

Depth:

Approximately 435.00 ft

Dimensions:

435.21 ft x 675.65 ft x 177.00 ft
x 174.42 ft x 245.78 ft x 160.41 ft
x 10.02 ft x 343.63 ft

Size:

247,558.94 ft² (5.683 ac)



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