

FOR SALE

725 NOTRE DAME DR, LONDON

\$149,000

\$1,989 Gross Rent

1,200 Sq Ft

Quick Service Restaurant

QSR FOR REBRANDING

Turnkey Quick Service Restaurant (QSR) available for rebranding into a different concept, cuisine, or franchise. Wee Scots Fish and Chippy is a classic fish & chips quick service restaurant (QSR) or a "chippy" as they're known in Scotland. This is a 1,200 sq ft buildout that was converted from a former office space.

The leaseholds, equipment, and chattels are all new dating back to only 2023. There is a full 12-foot commercial hood and lots of fridges and freezers that is easy to operate and ideal for a restaurant of this type. Please do not go direct or speak to staff or ownership.

Amazingly low lease of only \$1,989 gross rent including TMI with 1 + 3 + 3 + 3 years remaining. There are over 100 parking spaces and good signage. Great layout with only 18 seats ideal for low labour and good margins.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



BAKER'S TABLE & PASTRY CO.

- Located in East Village Market on Dundas
- 1,500 Sq Ft
- \$3,000 Gross Rent
- Seating for 16



MARK'S FINE MEATS

- Located in Covent Garden Market
- 1,400 Sq Ft
- \$3,500 Gross Rent
- Market Seating



SOMEPLACE ELSE LONDON SOCIAL

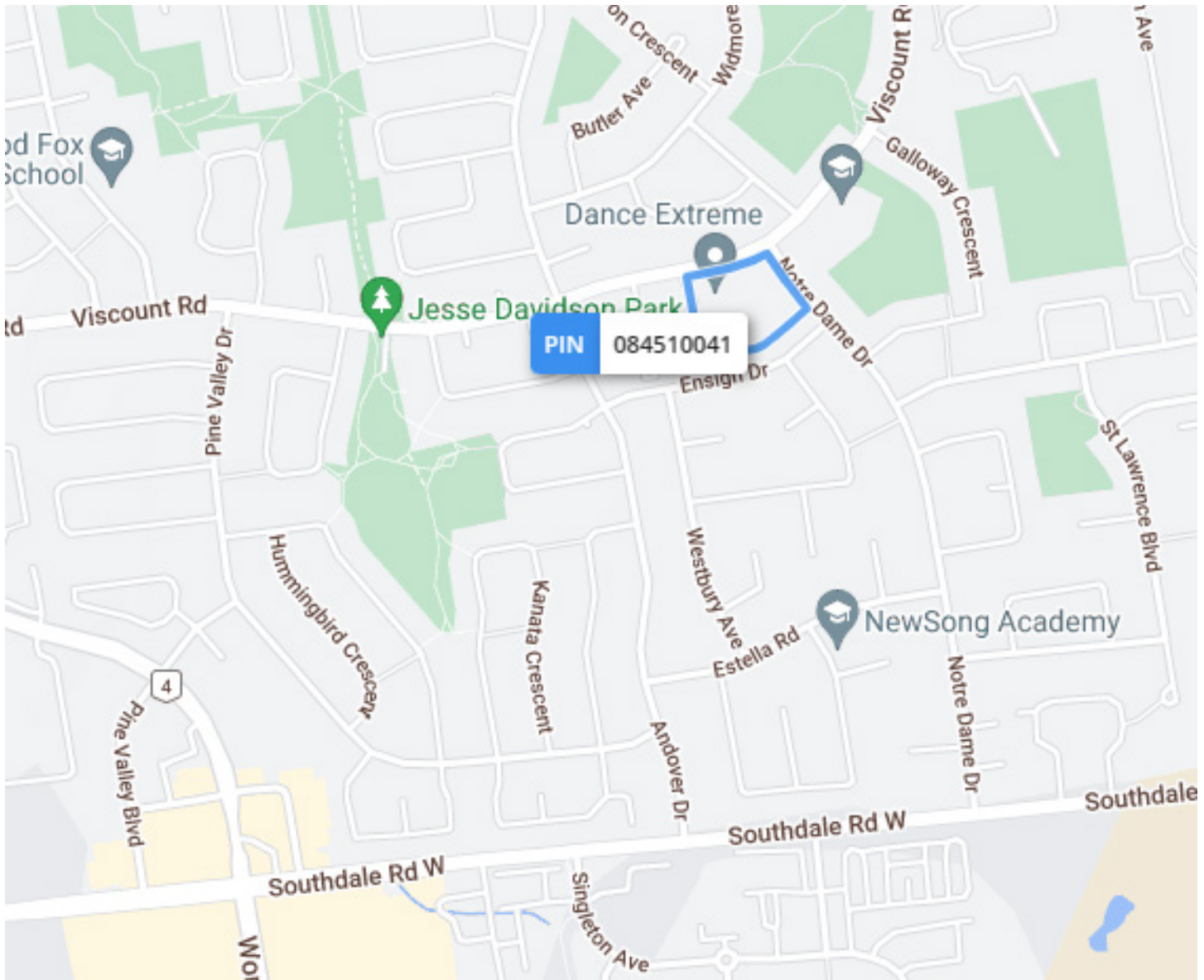
- Licensed Nightclub
- 1,053 Sq Ft
- \$3,486 Gross Rent
- Licensed for 60 + 30 on Patio



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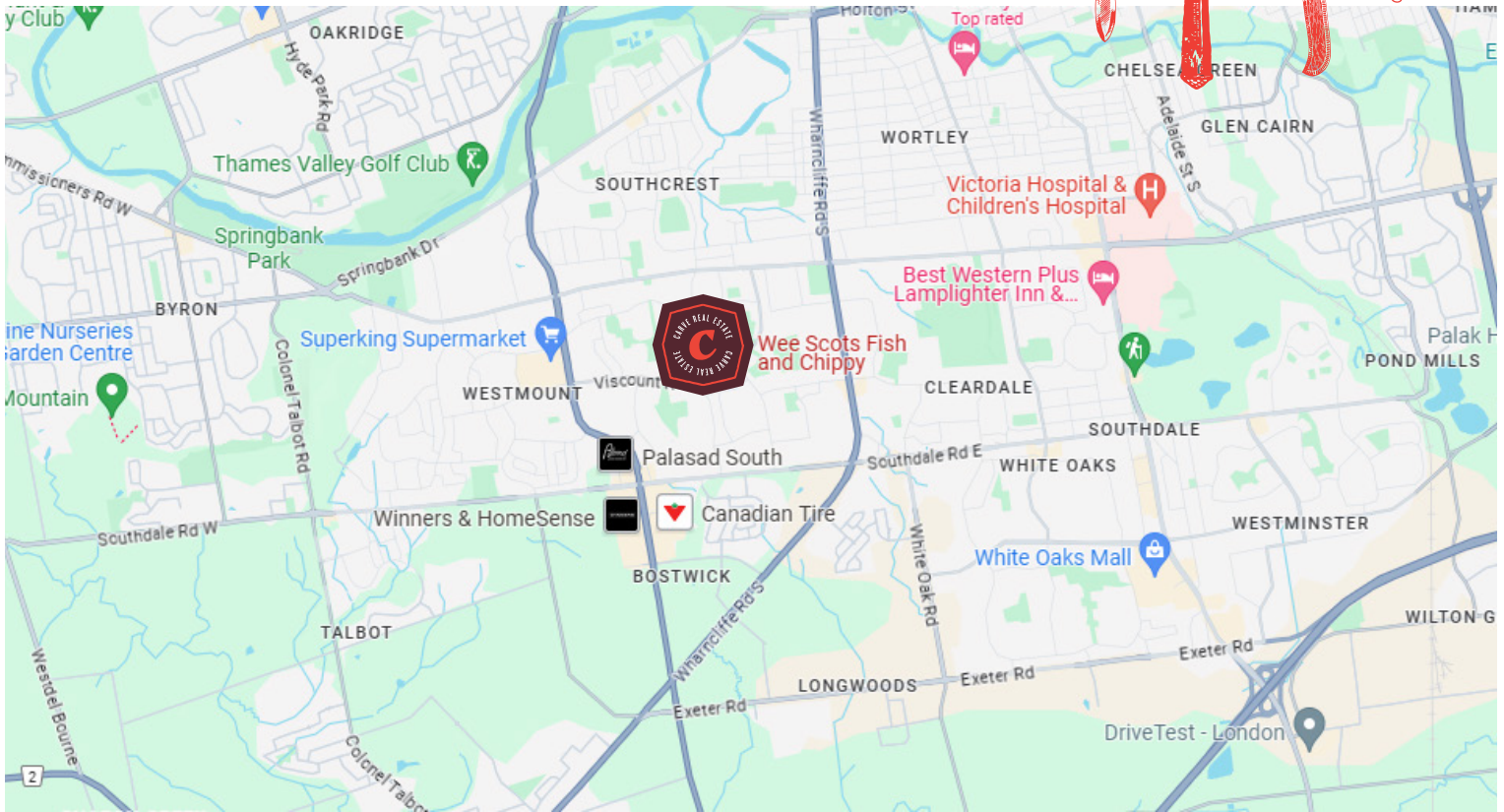
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BUILDING DETAILS

This is a premium buildout in a neighbourhood plaza in London's busy southeast and close to a ton of businesses and residential areas. The area is also home to a number of hotels and has an excellent delivery radius.

This restaurant was designed for pick-up, deliveries, and takeout and as such it has limited seating with only 18 seats, making it easy to run with minimal labour.

Property Details: The big commercial hood system was built for high demand and has additional air fryers to the side. All of the equipment and leaseholds are less than a year old and in excellent condition.

Great plaza with visibility and a ton of parking spaces in a good area surrounded by main roads and highways.

LOT SIZE

Frontage:

372.81 ft along Notre Dame Dr

Depth:

Approximately 445.82 ft

Dimensions:

239,550.59 ft² (5.499 ac)

Size:

81.71 ft x 148.77 ft x 143.04 ft x
258.86 ft x 204.10 ft x 445.82 ft
x 250.65 ft x 55.14 ft x 56.92 ft
x 56.92 ft x 245.63 ft



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