



FOR SALE

2135 DORCHESTER RD, DORCHESTER

\$324,000

\$3,185 Gross Rent

1,280 Sq Ft

Licensed Restaurant

FAT OLIVE

Great opportunity in Dorchester ON. Licensed restaurant with patio and Quick Service Restaurant (QSR) hybrid. This business is a gorgeous licensed sit down restaurant with character and a great menu, and it is set up for quick service, pick-up, and third party apps with low square footage and rent.

Lovely corner location in a great plaza located downtown in a plaza with Tim's Hortons and more. Tons of parking options, signage, and a shaded patio in front.

\$3,318 Gross Rent including TMI with 3 + 5 + 5 years remaining. Great layout ideal for keep labour costs low for a hands-on operator. Available for rebranding into another franchise, concept, or cuisine. 12-ft commercial hood and 2 walk-ins. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.

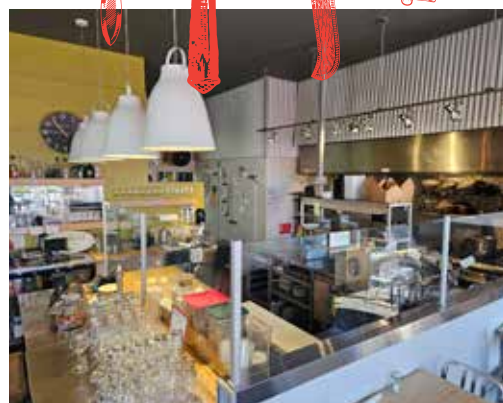


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OTHER LOCATIONS:



MEXICAN HOUSE DOWNTOWN

- In the heart of London's "Richmond Row"
- 900 Sq Ft
- \$6,018 Gross Rent
- Licensed for 60 + 15



FEATURES RESTAURANT

- Beautiful brick & beam breakfast restaurant
- 5,600 Sq Ft
- \$12,969 Gross Rent
- Seating for 96



BAKER'S TABLE & PASTRY CO.

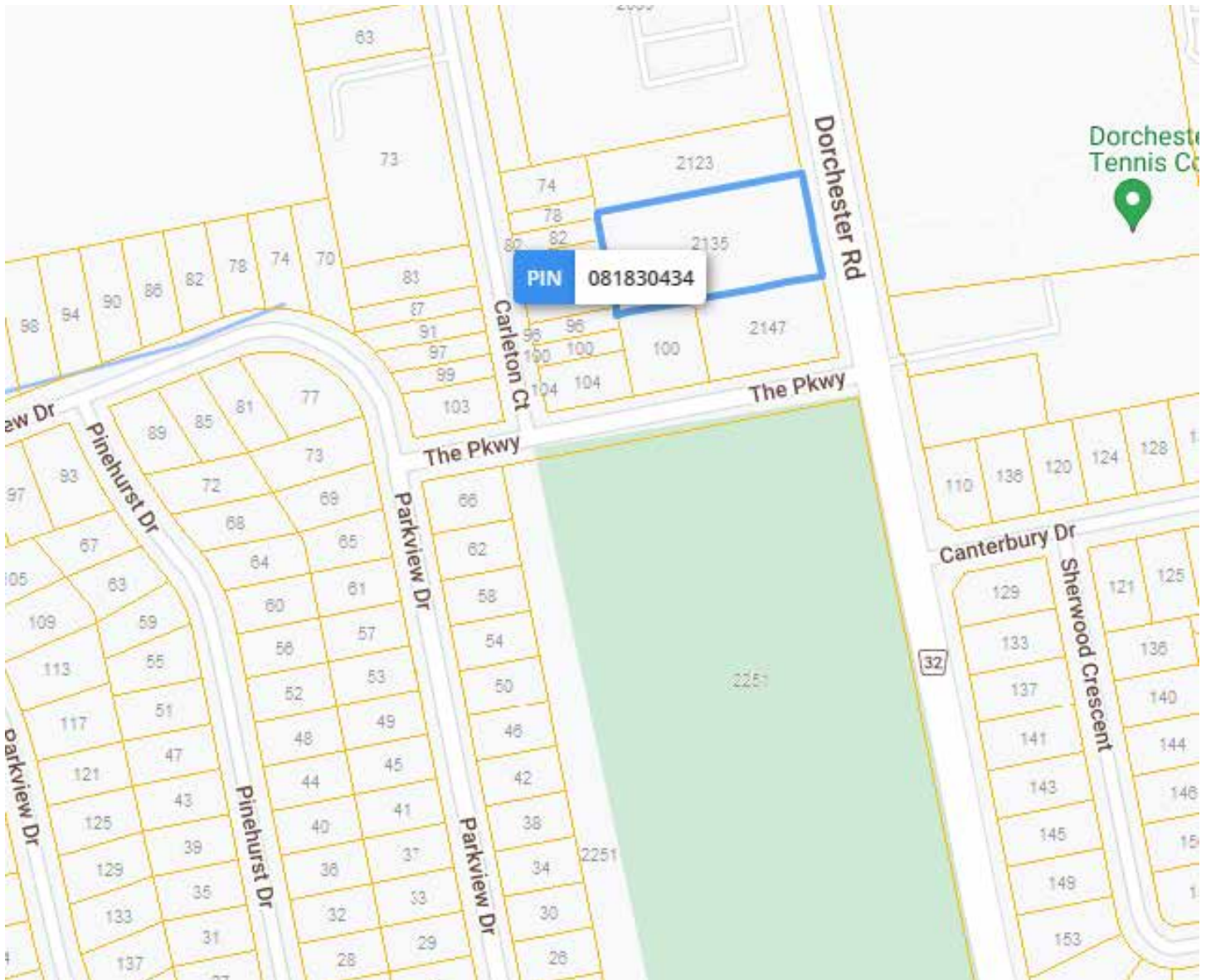
- Located in East Village Market on Dundas
- 1,500 Sq Ft
- \$3,000 Gross Rent
- Seating for 16



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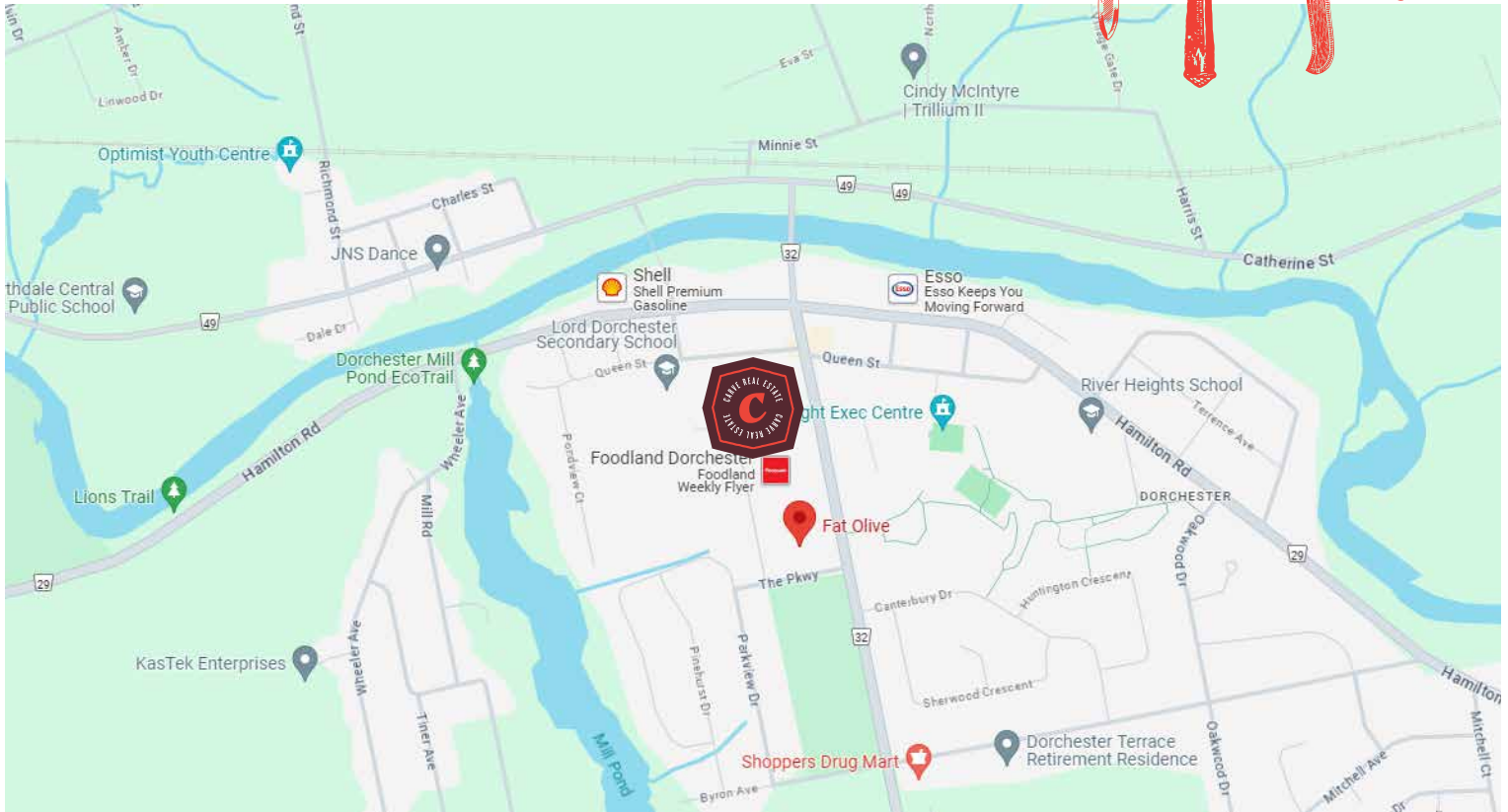
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BUILDING DETAILS

Hands on owners, in business since 2018. This family-style Italian restaurant draws customers from surrounding area, including London and Woodstock. Very busy plaza with few restrictions. The 1,280 sq ft location has a seasonal patio and is licensed for 30. Excellent ratings, very busy. Ready for any concept. 2 washrooms, 12 foot commercial hood, ample parking. All equipment is less than 5 years old. Great pillar signage on busy Dorchester Road.

This is a great opportunity to purchase a popular business with solid sales and an enthusiastic customer base, or go all in for a rebrand and utilize the impressive buildout.

Property Details: Tons of parking spaces in a plaza that has Tim Horton's wrap around pad with drive-thru. The hockey arena is across the street and there is a ton of signage in one of the only large commercial plazas in town.

LOT SIZE

Frontage:
160.04 ft along Dorchester Rd

Depth:
Approximately 319.84 ft

Dimensions:
60.12 ft x 320.64 ft x 160.44 ft x
320.64 ft x 100.32 ft

Size:
51,440.68 ft² (1.181 ac)



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