



**FOR SALE**

**2465 APPLEBY LINE, BURLINGTON**

## MIGHTYBIRD CRAVEABLE CHICKEN

MightyBird Craveable Chicken is a popular quick service restaurant (QSR) franchise with a prime location at a busy intersection in Burlington, surrounded by a variety of restaurants and strong foot traffic. This well-known brand benefits from an established reputation and loyal customer base, making it a turnkey opportunity for both new and experienced operators.

The restaurant occupies a 1,489 Sq Ft space designed to maximize efficiency and help keep labour costs low, featuring seating for 30 customers and a takeout counter complete with TV screens. The layout is ideal for both dine-in and takeout operations, ensuring smooth service during peak hours.

Great lease rate of \$5,989 Gross Rent including TMI with 8 + 5 + 5 years remaining. Full support and training from head office, pending franchisor approval. Royalties are set at 6% + 1%, and the kitchen is fully equipped with a 12-ft commercial hood and high-end appliances. Sales are very impressive, reflecting the strong performance of this location. Please do not go direct or speak to staff or ownership. There is an opportunity for rebranding into a different concept, cuisine, or franchise.

**\$349,000**

**\$5,989 Gross Rent**

**1,489 Sq Ft**

**QSR Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.



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This document is not meant to solicit existing listings. (12.2002).



# carve REAL ESTATE



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## OTHER LOCATIONS:



### MIGHTYBIRD KINGSTON

- Fried chicken QSR franchise
- 1,354 Sq Ft
- \$6,410 Gross Rent
- Seating for 30



### ODD BURGER

- A franchise or a turnkey QSR
- 1,000 Sq Ft
- Excellend rental rates
- Seating for 8 with open concept kitchen



### GC BURGER

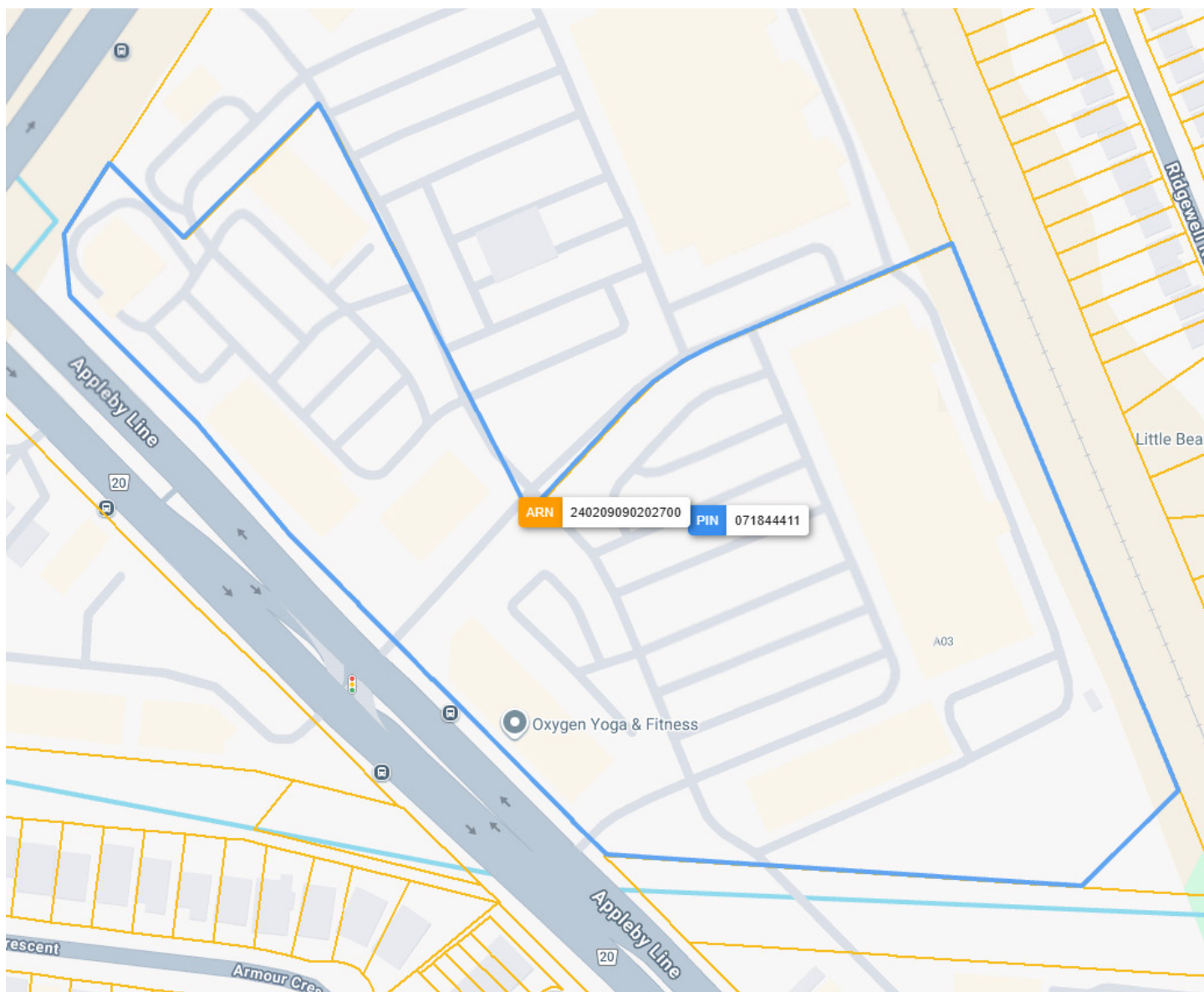
- Burger QSR Franchise
- 1,073 Sq Ft
- \$5,487 Gross Rent
- Seating for 16 + Patio



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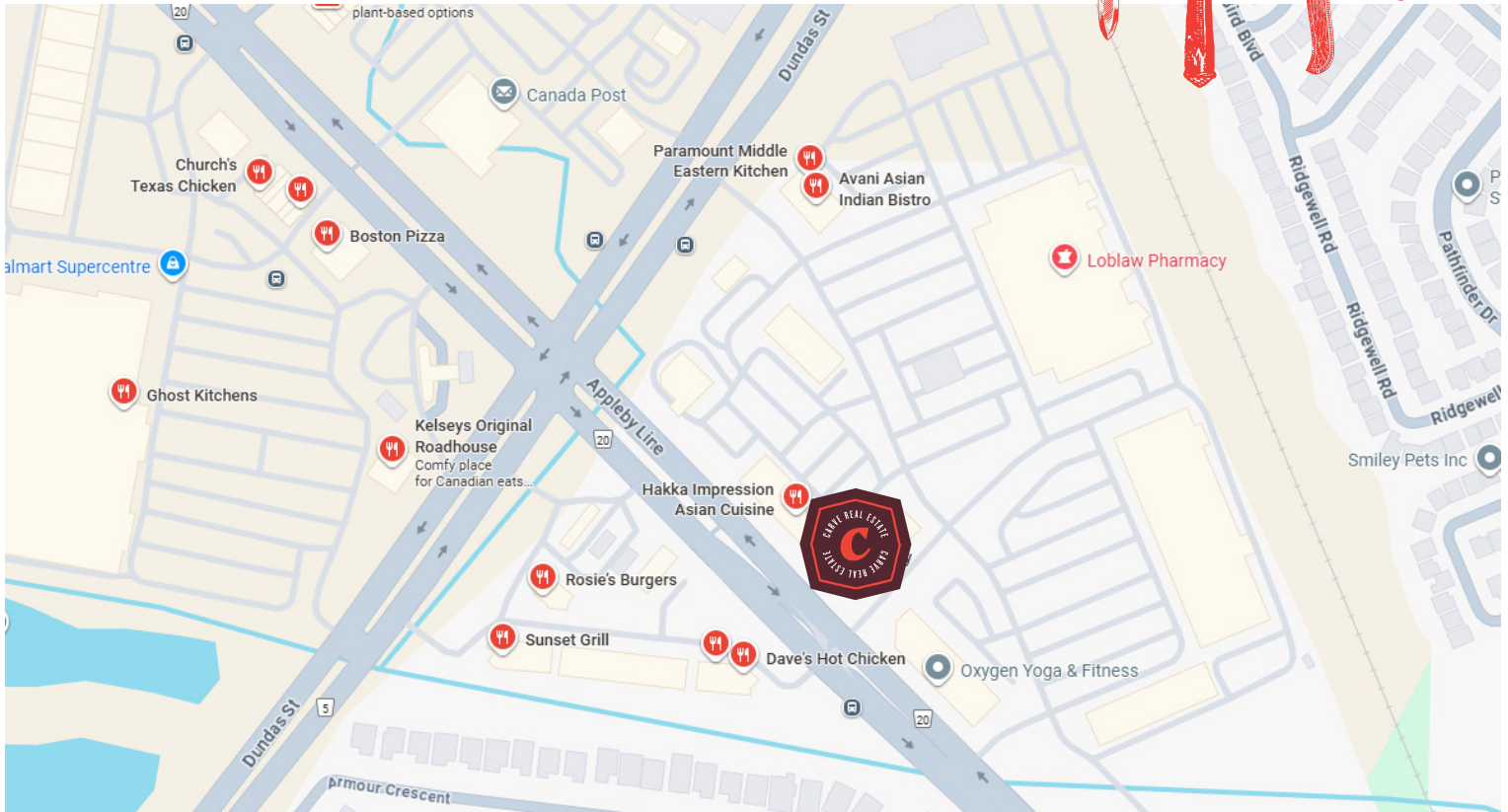


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## BUILDING DETAILS

This modern MightyBird Craveable Chicken location is situated in a newer plaza with a contemporary buildout designed for efficiency and high-volume service. The space features high ceilings within a concrete pad and steel roof structure, offering an open and functional layout with no basement concerns.

**Property Details:** The restaurant includes a large commercial kitchen with ample prep space and plenty of refrigeration to support quick service operations. The unit is equipped with 200-amp 3-phase power, ensuring it can handle all necessary equipment, and benefits from excellent corner signage that maximizes visibility to both vehicular and pedestrian traffic.

Located in a popular area of Burlington, this intersection is a hub for dining and retail activity, surrounded by numerous restaurants, shops, and services. The location draws strong local traffic and repeat customers from the surrounding community, making it an ideal setting for a well-established QSR brand like MightyBird.

### LOT SIZE

**Area:**  
646,867.33 ft<sup>2</sup> (14.850 ac)

**Perimeter:**  
4,163.39 ft

**Measurements:**  
625.69 ft x 523.03 ft x 40.96 ft x  
233.52 ft x 129.54 ft x 103.11 ft x  
75.94 ft x 518.52 ft x 1.39 ft x 130.20  
ft x 1.40 ft x 244.70 ft x 1.23 ft x 59.55  
ft x 586.00 ft x 166.79 ft x 723.63 ft

**Frontage:**  
518.52 ft

**Depth:**  
586.00 ft



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