



**FOR SALE**

**1749 DUNDAS ST, LONDON**

**\$499,000**

**\$7,500 Gross Rent**

**10,000 Sq Ft**

**Licensed Sports Bar & Restaurant**

## PLAYER'S SPORTS HUB BAR & GRILL

Player's Sports Hub Bar & Grill is a well-established and long-standing favourite situated on a prime corner location along Dundas Street in East London. The business operates from a rare standalone building with an impressive 10,000 sq ft footprint, offering excellent visibility, strong street presence, and easy access. Its size and layout provide flexibility for a variety of service styles and entertainment-driven concepts.

The space includes a licensed basement level featuring an additional golf lounge, creating a unique draw and an additional revenue stream. A large liquor license allows for 325 seats indoors plus 52 seats on the patio, making it ideal for high-volume service, events, and game-day crowds. The corner positioning and patio further enhance exposure and customer flow.

An exceptional lease is in place at just \$7,500 gross rent including TMI, with a secure 3 + 5 + 5 year term. The business demonstrates strong sales and is available as a turnkey operation with training, or as a rebranding opportunity for a new concept, cuisine, or franchise. Please do not go direct or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**

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# carve REAL ESTATE



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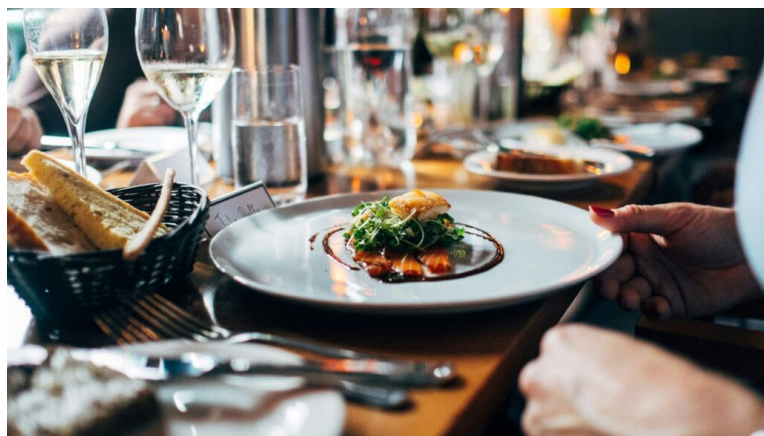


## OTHER LOCATIONS:



### AURA COCKTAIL LOUNGE

- Licensed Nightclub & Event Space
- 7,350 Sq Ft
- \$10,000 Gross Rent
- Licensed for 575 + 91 Patio



### DISCREET LONDON RESTAURANT

- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$13,396 Gross Rent
- High net operating income and sales



### MARK'S FINE MEATS

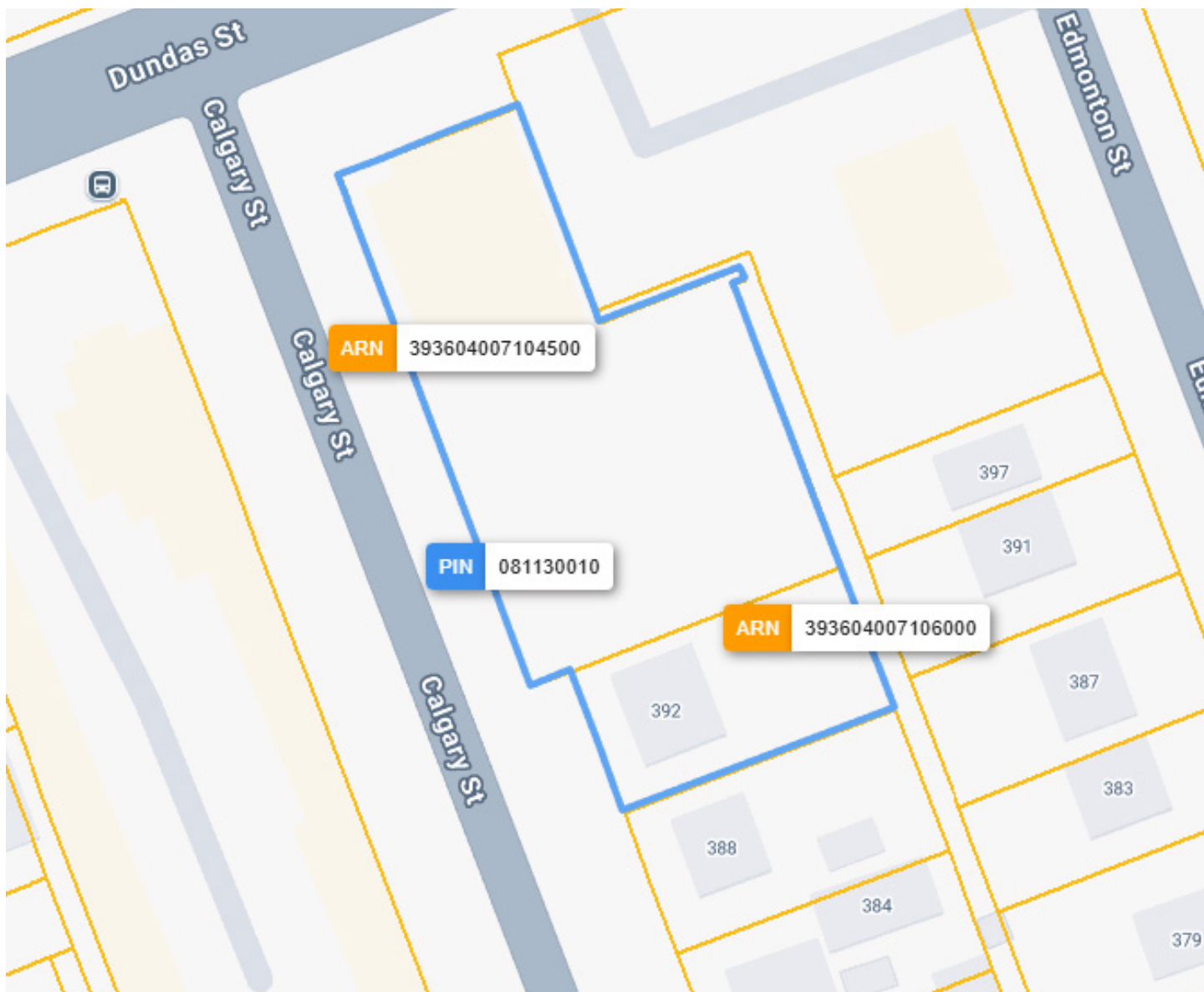
- Located in Covent Garden Market
- 1,400 Sq Ft
- \$3,500 Gross Rent
- Market Seating



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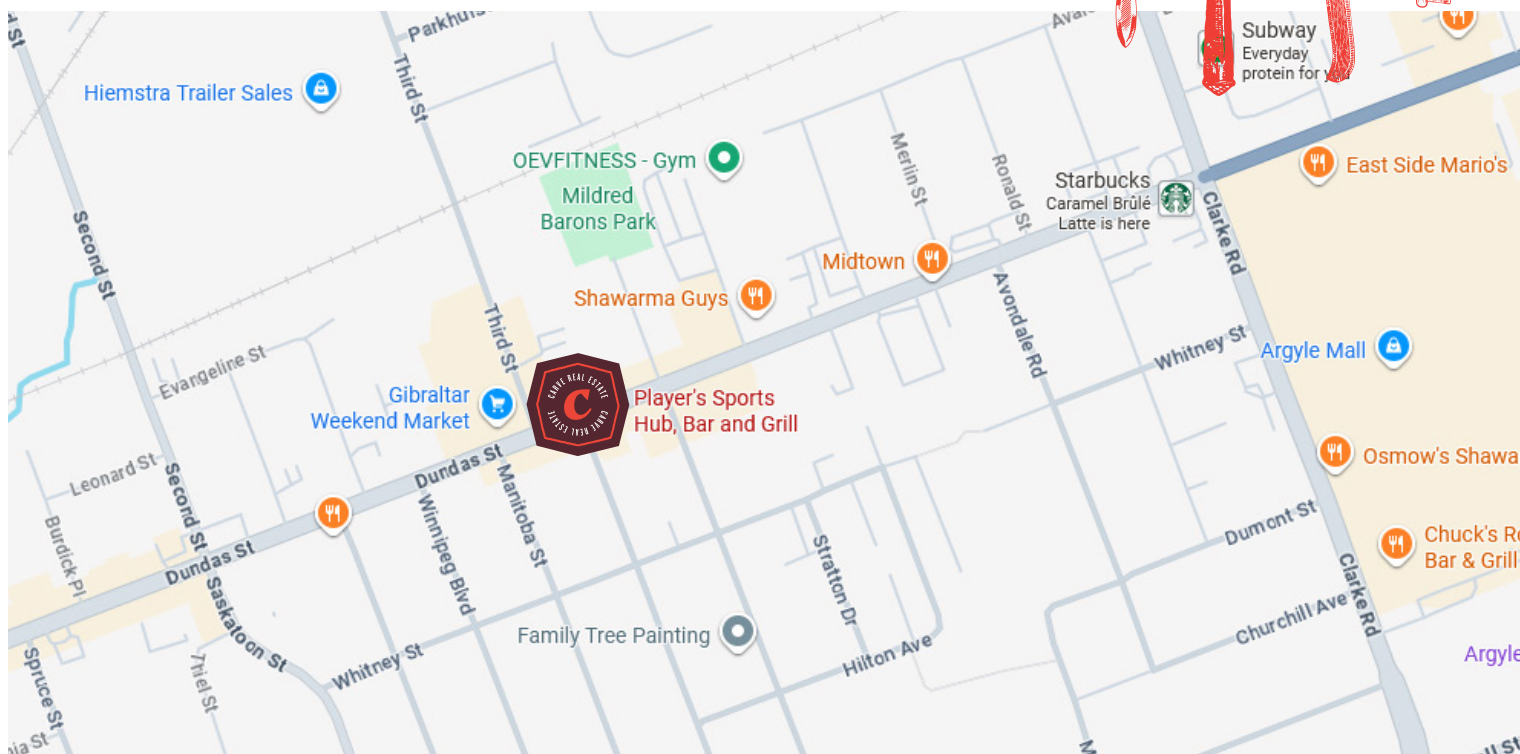
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## BUILDING DETAILS

The business is located in a prominent corner unit offering exceptional visibility, with signage exposure on all four sides of the building as well as a dedicated pylon sign for additional branding. A private on-site parking lot provides approximately 80 parking spaces, along with outdoor storage and bin areas, making access and operations exceptionally convenient for both customers and staff.

The main restaurant operates on the ground floor, while an additional fully licensed lower level expands the offering and revenue potential. The basement currently features two indoor golf driving range platforms with screens, an additional bar, and ample space suitable for entertainment, events, or alternative uses, allowing for strong versatility within the footprint.

**Property Details:** The property is well equipped from an operational standpoint, featuring a large commercial kitchen with a 16 ft hood system, three walk-in coolers/freezers (2 + 1), 200-amp 3-phase power, and extensive storage throughout. The layout, infrastructure, and utility capacity make this an ideal opportunity for high-volume service or a reimagined hospitality concept.

### LOT SIZE

#### Frontage:

76.69 ft ft along Dundas St

#### Depth:

Approximately 91.93 ft ft

#### Dimensions:

76.69 ft x 216.97 ft x 16.54 ft x  
59.77 ft x 115.49 ft x 180.51 ft x  
5.01 ft x 5.01 ft x 60.19 ft x 91.93 ft

#### Perimeter:

826.77 ft

#### Size:

30,515.66 ft<sup>2</sup> (0.701 ac)

#### Lot Measurement Accuracy:

LOW



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