



FOR SALE

645 COMMISSIONERS RD E, LONDON

\$199,000

\$4,472 Gross Rent

1,059 Sq Ft

Quick Service Restaurant

ODD BURGER - LONDON

This Odd Burger location is ideally positioned on busy Commissioners Road in London, offering strong visibility within a high-traffic plaza that provides over 100 parking spaces. Odd Burger is recognized as Canada's premier vegan fast-food franchise, making this a compelling opportunity in a growing segment of the restaurant industry.

The business is available as a turnkey franchise with training, pending head office approval, or can be rebranded into a different concept, cuisine, or franchise. Royalties are set at 5% plus 2.5%, and the space is well suited for an owner-operator or investor seeking an easy-to-manage operation.

The restaurant occupies a compact and efficient 1,059 sq ft unit with seating for 12 guests. It is fully equipped with a 5 ft commercial hood and two walk-ins (one fridge and one freezer). The lease offers excellent value at \$4,472 gross rent including TMI, with 5 + 5 + 5 years remaining. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.

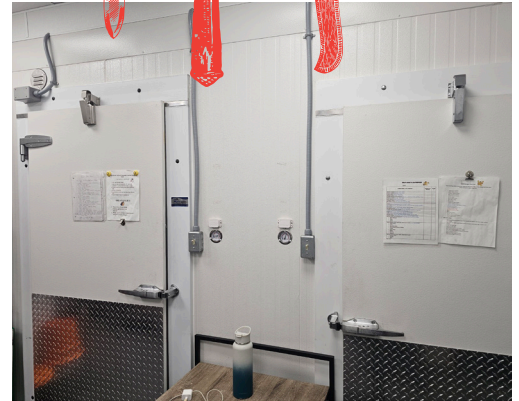


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OTHER LOCATIONS:



ODD BURGER WATERLOO

- Quick Service Restaurant
- 1000 Sq Ft
- \$4,500 Gross Rent
- Seating for 8



GC BURGER

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



BAKER'S TABLE

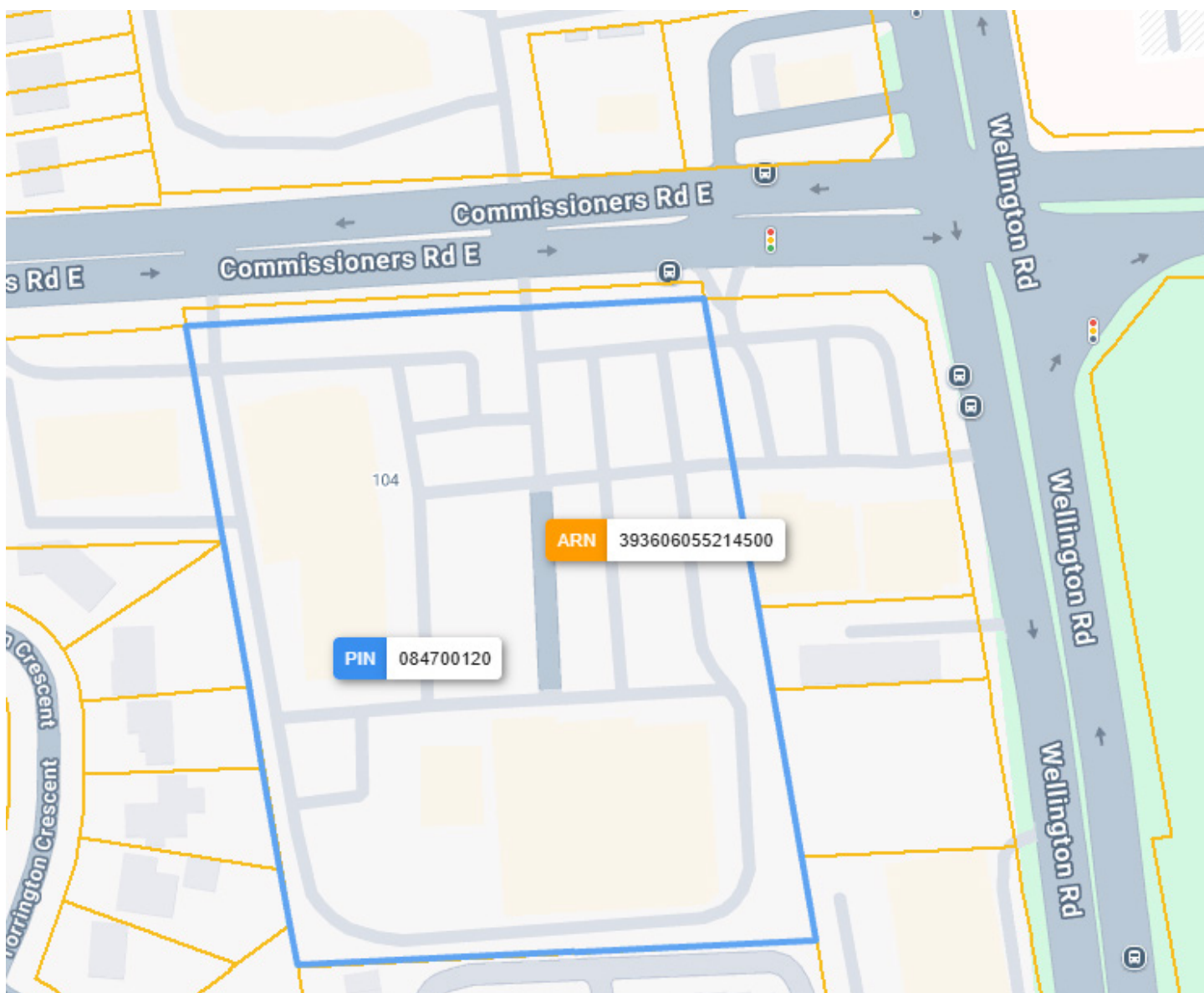
- Bakery Cafe QSR
- 1,500 Sq Ft
- \$3,000 Gross Rent
- Seating for 16



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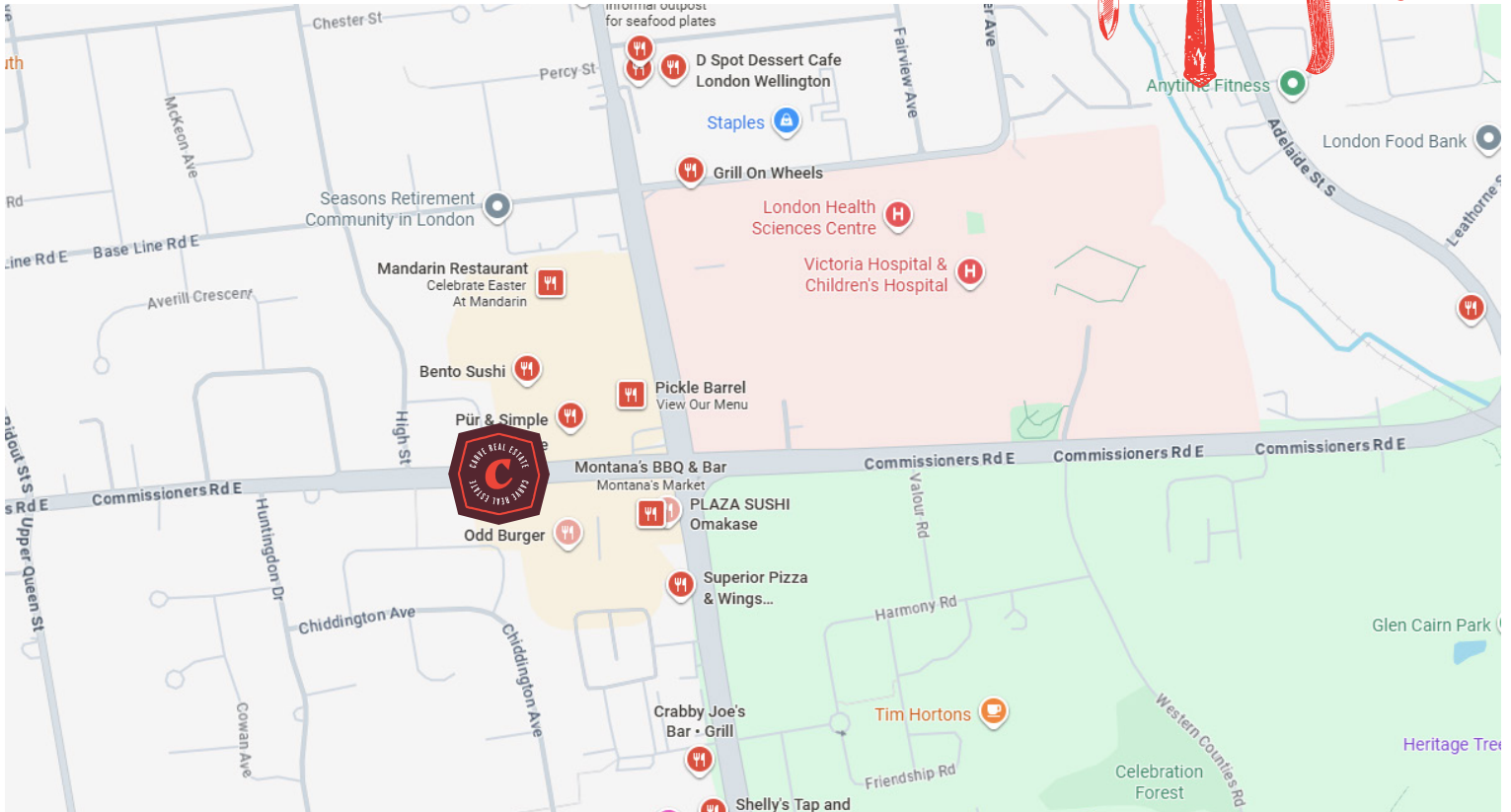
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BUILDING DETAILS

This corner unit boasts excellent visibility at the busy intersection of Commissioners and Wellington Road in London. Signage on the plaza pylon ensures high exposure, while the plaza itself offers ample parking and a strong mix of tenants, creating a steady flow of potential customers.

The space features a well-thought-out layout for a quick-service restaurant, designed to keep labour costs low and operations efficient. A full kitchen in the back includes extensive leasehold improvements and equipment, making it ready for immediate use or adaptable to a new concept.

With 200-amp 3-phase power and a versatile setup, this unit is ideal for a wide variety of food concepts. Its location, layout, and existing infrastructure make it a rare opportunity for operators looking to capitalize on a high-traffic, well-supported site.

LOT SIZE

Frontage:

460.78 ft along Commissioners Rd E

Depth:

Approximately 16.72 ft

Dimensions:

13.74 ft x 460.78 ft x 16.72 ft x
460.72 ft x 2.46 ft

Size:

7,523.97 ft² (0.173 ac)

Lot Measurement Accuracy:

LOW



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