

FOR SALE

222 WELLINGTON ST, PORT COLBORNE

\$274,000

NAWABS INDIAN CUISINE RESTAURANT

Restaurant opportunity in downtown London available for rebranding into a new cuisine, concept, or franchise. Currently operating as an Indian franchise concept, this established location offers a strong foundation and flexible layout for restaurateurs looking to introduce something new in a busy commercial corridor.

The space totals 2,816 Sq Ft with seating for 50 and a large production kitchen designed for high-volume operations. The kitchen is equipped with two commercial hood systems totalling 12 Ft along with two walk-ins (1 + 1), providing ample storage and prep capacity for a wide range of restaurant concepts.

Located facing Wellington Street in downtown London, the property benefits from strong visibility and a large parking lot with approximately 50 spaces for customers and staff. Lease rate of \$9,734 Gross Rent including TMI with 3 + 5 + 5 years remaining. Please do not go direct or speak to staff.

\$9,734 Gross Rent

2,816 Sq Ft

Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

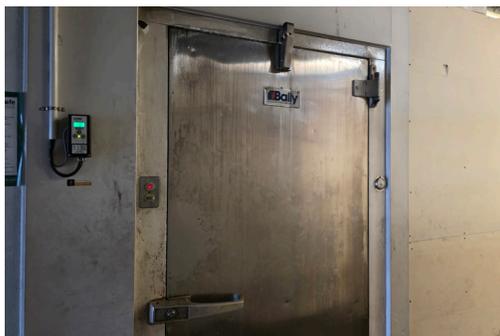


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

LES MILBORN, Sales Representative
416-848-1166
les@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

LES MILBORN, Sales Representative
416-848-1166
les@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002)



OTHER LOCATIONS:



ODD BURGER LONDON

- Quick Service Restaurant QSR
- 1,059 Sq Ft
- \$4,472 Gross Rent
- Seating for 12



MARKS FINE MEATS

- Butcher Shop Deli
- 1,400 Sq Ft
- \$3,500 Gross Rent
- Market Seating



PLAYER'S SPORTS HUB BAR & GRILL

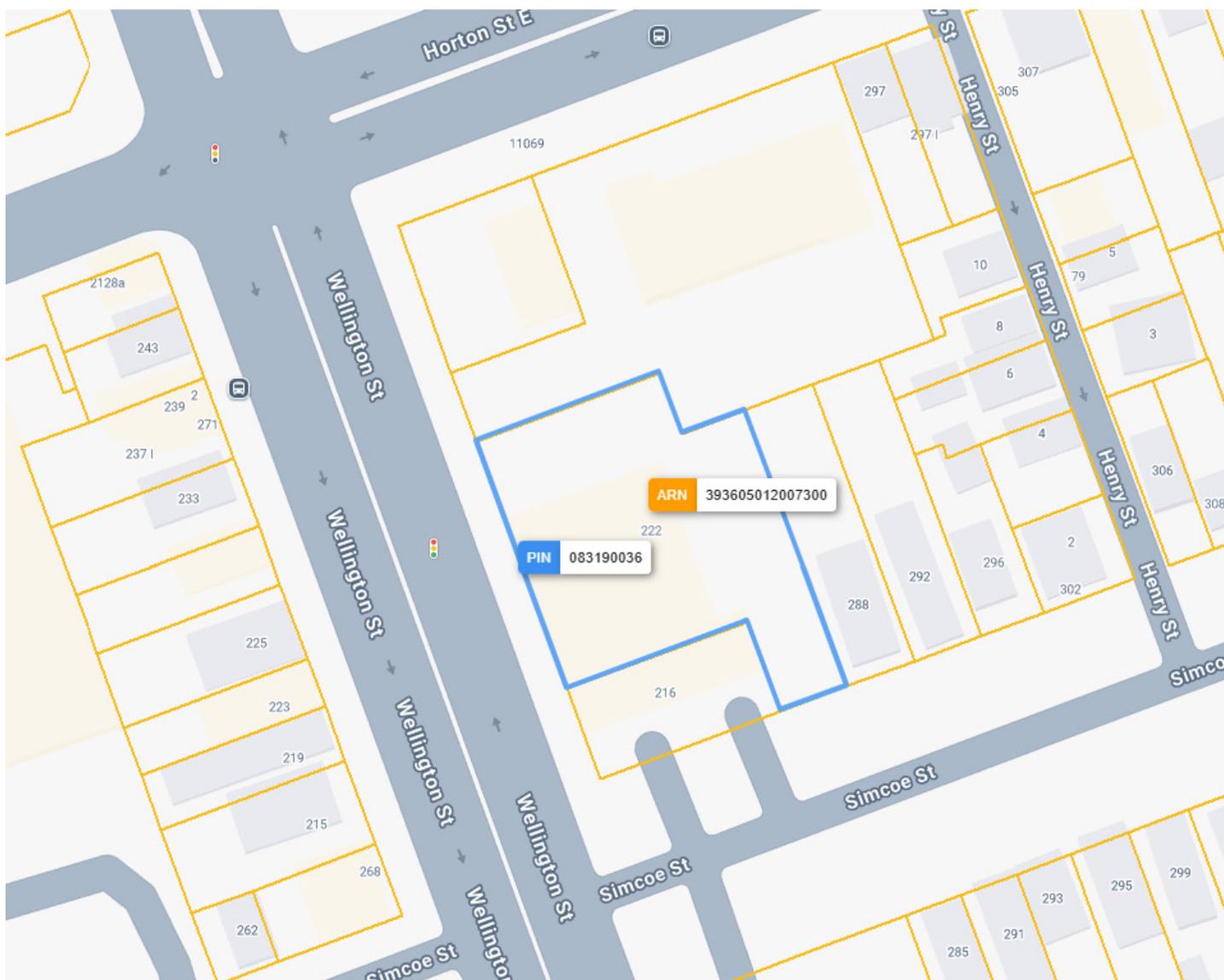
- Sports Bar & Restaurant
- 10,000 Sq Ft
- \$7,500 Gross Rent
- Licensed for 325 + 52 patio



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

LES MILBORN, Sales Representative
416-848-1166
les@carverestate.com
carverestate.com

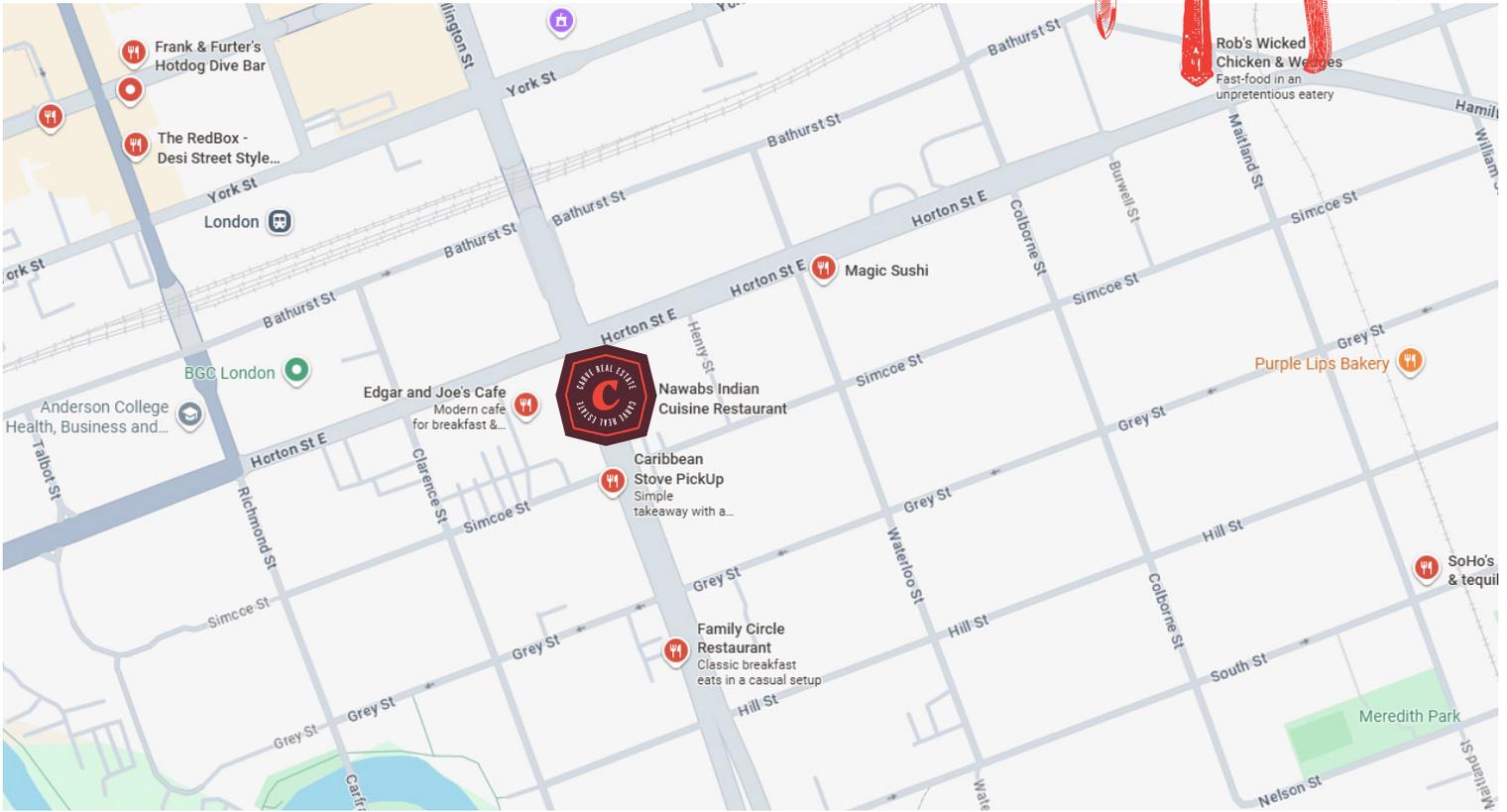
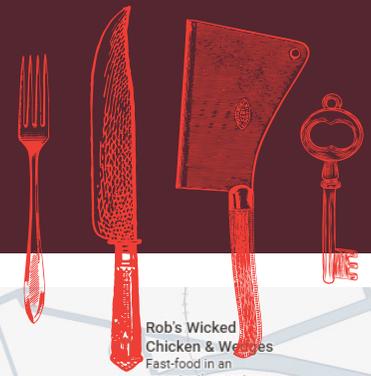
Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

LES MILBORN, Sales Representative
416-848-1166
les@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

Located on busy Wellington Street, one of the main arteries through downtown London, this restaurant benefits from strong exposure, steady vehicle traffic, and easy accessibility for customers across the city. The surrounding area features a mix of offices, residential buildings, and commercial businesses, creating consistent demand for dine-in, takeout, and delivery options throughout the week.

The building features a durable steel roof structure and is equipped with 200-amp 3-phase power, supporting high-capacity restaurant equipment and commercial kitchen operations. Combined with the existing infrastructure and spacious layout, the property offers flexibility for a wide range of restaurant concepts and cuisines.

Downtown London continues to be a growing food and hospitality hub with a diverse restaurant scene that attracts local residents, students, and visitors alike. Positioned on a major corridor with excellent parking and strong visibility, this location presents a great opportunity for an operator looking to introduce a new brand or concept to the area.

LOT SIZE

Frontage:

147.91 ft along Wellington St

Depth:

Approximately 127.50 ft

Dimensions:

110.22 ft x 148.22 ft x 108.27 ft
x 53.64 ft x 40.10 ft x 165.36 ft x
38.09 ft x 36.59 ft

Size:

22,733.36 ft² (0.522 ac)

Lot Measurement Accuracy:

LOW



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

LES MILBORN, Sales Representative
416-848-1166
les@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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