



FOR SALE

1876 OXFORD ST W, LONDON

\$299,000

\$4,836 Gross Rent

901 Sq Ft

QSR Franchise

THE GREEN WINDOW WEST

The Green Window franchise in London, Ontario is now available, offering a health-focused quick service restaurant (QSR) concept with three established locations. This West London store generates strong sales with very good net operating income and profits, and is currently run hands-off, making it an excellent opportunity for both owner-operators and investors.

This location features 901 Sq Ft in an efficient and easy-to-manage layout with seating for 6, ideal for streamlined operations and minimal staffing. Situated in a popular plaza with a strong mix of retail and service tenants, the business benefits from excellent exposure and consistent customer flow, supported by ample on-site parking with over 75 spaces.

Lease rate of \$3,759 Gross Rent including TMI. No commercial hood to maintain, helping reduce overhead and simplify operations. This location is also available as part of a package for the entire franchise. Training to be provided for a smooth transition. 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

416-618-0054 | ryan@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

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:



THE GREEN WINDOW FRANCHISE

- 3 Locations
- Excellent income
- Hands off ownership
- Ability to expand



THE GREEN WINDOW LONDON DOWNTOWN

- \$499,000
- \$4,367 Gross rent
- 1,463 Sq ft.
- QSR franchise



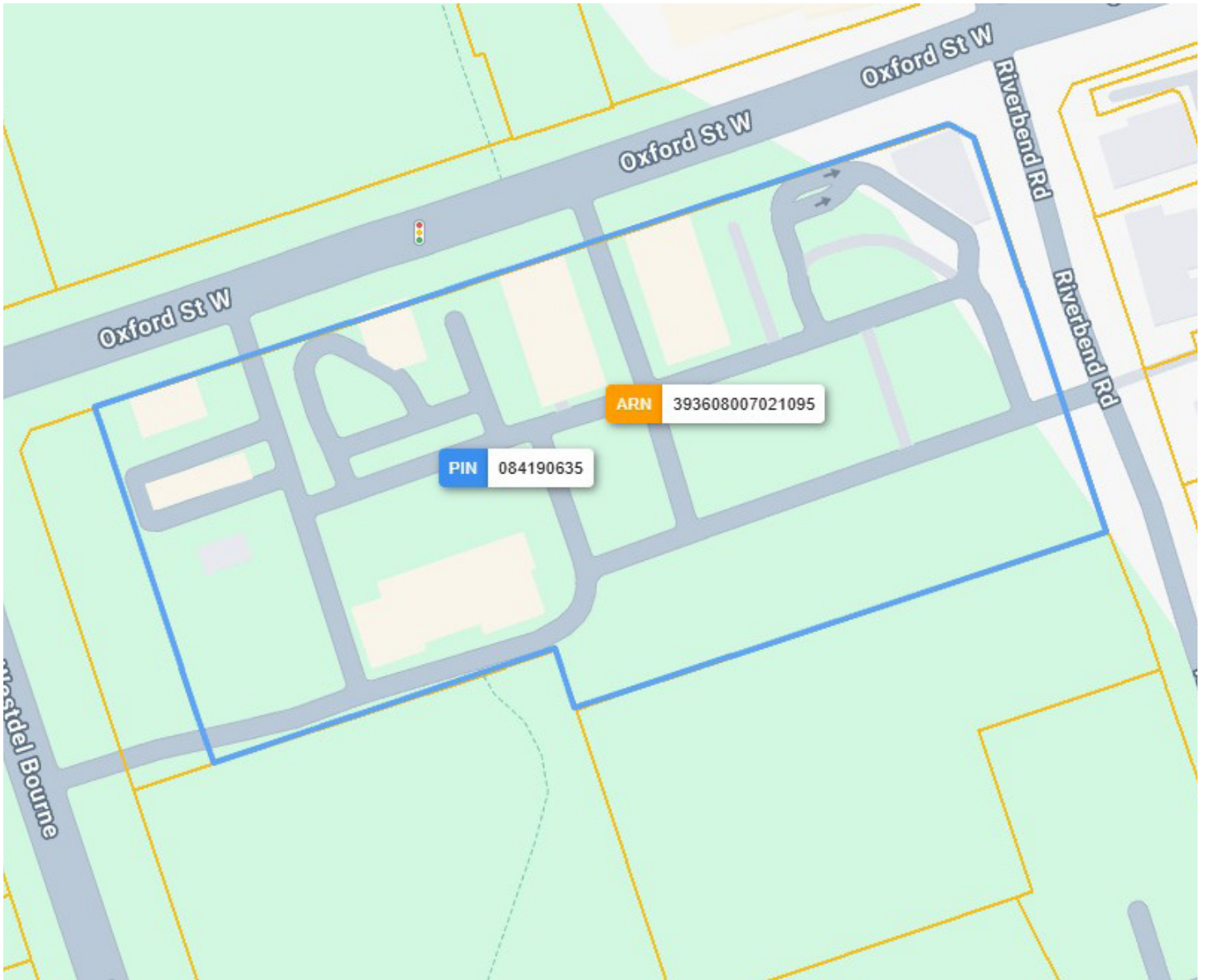
THE GREEN WINDOW LONDON NORTH

- \$199,000
- \$3,723 Gross rent
- 764 Sq ft.
- QSR franchise



RYAN EARL, Broker and Founder
416-618-0054 | ryan@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).

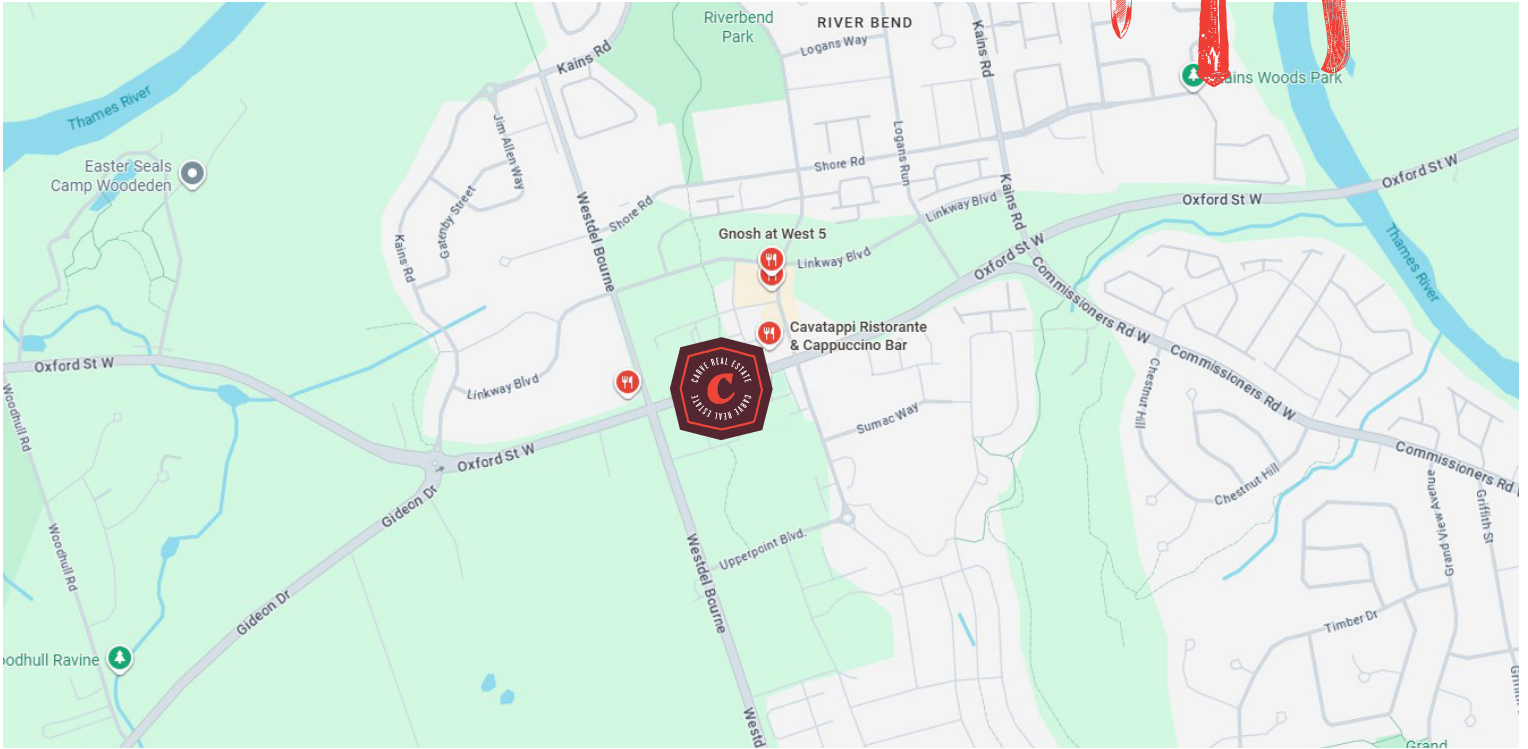


RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com
carverestate.com

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 in the west end of London, this business is set within a newer retail plaza surrounded by growing residential density and a strong mix of national and AAA tenants. The area benefits from steady daily traffic driven by nearby shopping, services, and commuter flow, making it an ideal setting for a quick service concept focused on convenience and repeat business.

The unit offers excellent visibility and accessibility within the plaza, supported by over 75 on-site parking spaces and a well-balanced tenant mix that drives consistent foot traffic. The 901 Sq Ft layout is clean and efficient, allowing for streamlined operations with minimal staffing while still maintaining a professional and inviting customer-facing presence.

Built with a modern QSR layout, the space includes 200-amp 3-phase power and a newer buildout that supports a wide range of uses. With no hood requirement and strong underlying infrastructure already in place, this is a flexible and turnkey opportunity suitable for continuing the existing concept or converting to a different cuisine, brand, or franchise.

LOT SIZE

Frontage:
435.89 ft

Depth:
380.1 ft approx

Dimensions:
868.11 ft x 361.10 ft x 347.88 ft x 60.51 ft x
541.27 ft x 401.29 ft x 27.89 ft

Perimeter:
2,604.99 ft

Size:
352,786.82 ft² (8.099 ac)

Lot Measurement Accuracy:
LOW



RYAN EARL, Broker and Founder
416-618-0054 | ryan@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).