



**FOR SALE**

**3295 FAIRVIEW ST, BURLINGTON**

**\$374,000**

**\$6,920 Gross Rent**

**2,131 Sq Ft**

**Licensed Wing Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## WILD WING

Profitable Wild Wing franchise restaurant available in a busy Burlington location with steady sales and NOI. Available with training pending franchisor approval, this is an excellent opportunity for an owner-operator or investor. Royalties are just 4% + 1%, with potential for conversion into a different concept, cuisine, or franchise.

Easy to manage 2,131 Sq Ft layout licensed for 67 guests plus 30 on the patio. The fully equipped kitchen features a 20-ft commercial hood system and two walk-ins (1 + 1), making it suitable for a wide variety of operations. Ample parking for 100 vehicles.

Lease rate of \$6,920 Gross Rent including TMI with a favourable 5 + 5 year term remaining. Turnkey operation with strong infrastructure and excellent growth potential. Please do not go direct or speak to staff or ownership.



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# carve REAL ESTATE



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## OTHER LOCATIONS:



### KABOOM WINGS

- QSR Wing Franchise
- 1,000 Sq Ft
- \$3,628 Gross Rent
- Licensed for 28



### WINGSUP!

- QSR Wing Franchise
- 1,200 Sq Ft
- \$3,385 Gross Rent
- Seating for 10



### POWER PIZZA

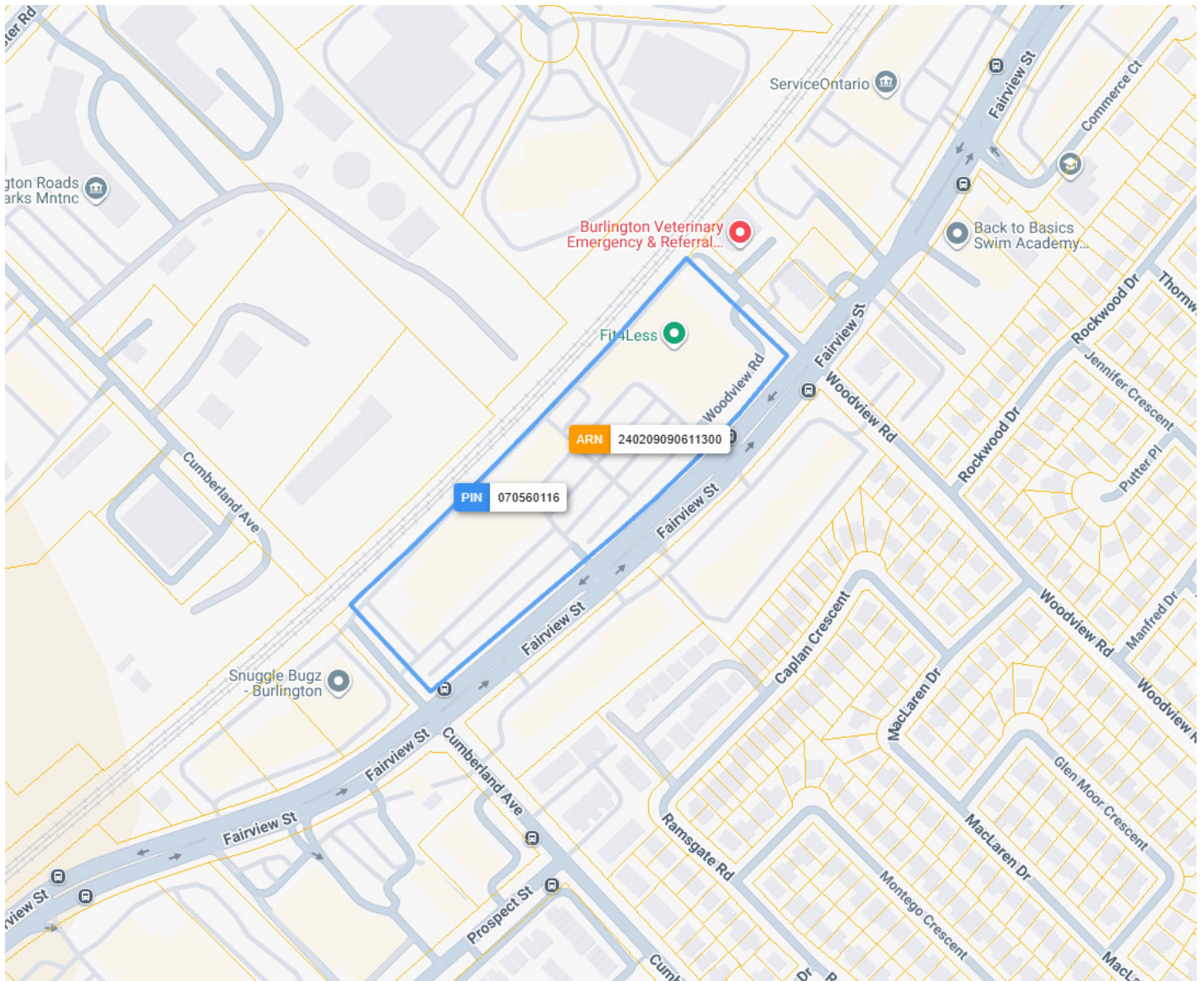
- Pizza QSR
- 1,200 Sq Ft
- \$4,100 Gross Rent
- Seating for 12



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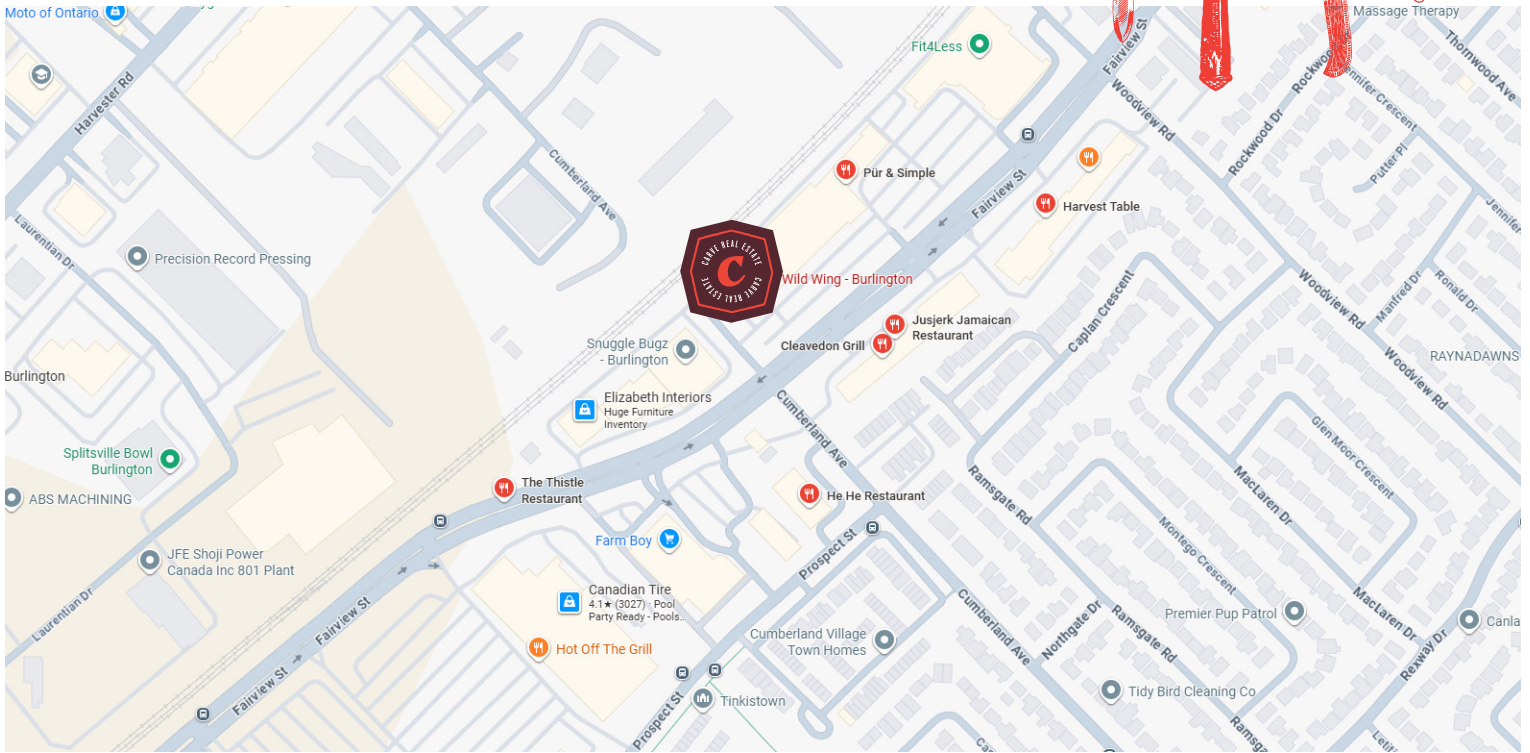
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## BUILDING DETAILS

Located in one of Burlington's busiest commercial districts, this restaurant benefits from strong surrounding residential growth, major retail anchors, and excellent access to the QEW and surrounding communities. The area draws consistent traffic throughout the day and is a proven destination for casual dining and takeout businesses.

The 2,131 Sq Ft space offers an efficient layout with a large dining room, patio, and a production kitchen capable of supporting a wide variety of concepts. The substantial parking field with 100 spaces makes the location convenient for customers, staff, and delivery drivers alike.

An excellent opportunity for an operator looking to establish a new brand or expand an existing one in a strong Halton Region market. The combination of a fully built-out restaurant, ample parking, and a highly visible location makes this a rare turnkey offering.

### LOT SIZE

**Frontage:**  
366.55 ft

**Depth:**  
210.1 ft approx

**Dimensions:**  
462.78 ft x 41.39 ft x 365.80 ft x  
1,256.56 ft x 306.68 ft x 629.90 ft x  
141.71 ft

**Perimeter:**  
3,202.10 ft

**Size:**  
437,121.98 ft<sup>2</sup> (10.035 ac)

**Lot Measurement Accuracy:**  
LOW



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