



**FOR SALE**

**428 CLARENCE ST, LONDON**

**\$299,000**

**\$7,700 Gross Rent**

**3,000 Sq Ft**

**Licensed Restaurant  
with Patio**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## HAKKA KHAZANA

Excellent opportunity to acquire a spacious licensed restaurant in the heart of downtown London on bustling Richmond Street. This impressive 3,000 Sq Ft location is surrounded by businesses, offices, nightlife, and steady pedestrian traffic, making it an outstanding opportunity for a new operator.

Licensed for 134 guests inside plus 10 on the sunny east-facing patio, the restaurant features a large production kitchen with a combined 21 ft of commercial hood space (14 ft + 7 ft) and two walk-in coolers (1 + 1). Ideal for rebranding into a different restaurant concept, cuisine, franchise, or hospitality business.

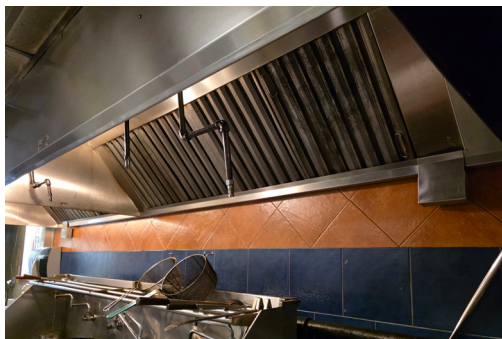
Excellent lease rate of just \$7,700 Gross Rent including TMI with 5 + 5 years remaining. A turnkey opportunity in one of London's premier dining and entertainment districts. Please do not go direct or speak to staff or ownership.



**RYAN EARL, Broker and Founder**  
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### HAKKA KHAZANA 2004 AVENUE RD

- Licensed Restaurant with Patio
- \$7,200 Gross Rent
- 1,850 Sq Ft
- Licensed for 60 + 20



### HAKKA KHAZANA BAR & GRILL

- Restaurant & Pub with Property
- Owned Property
- 2,500 Sq Ft
- Licensed for 106 + 69 on Patio



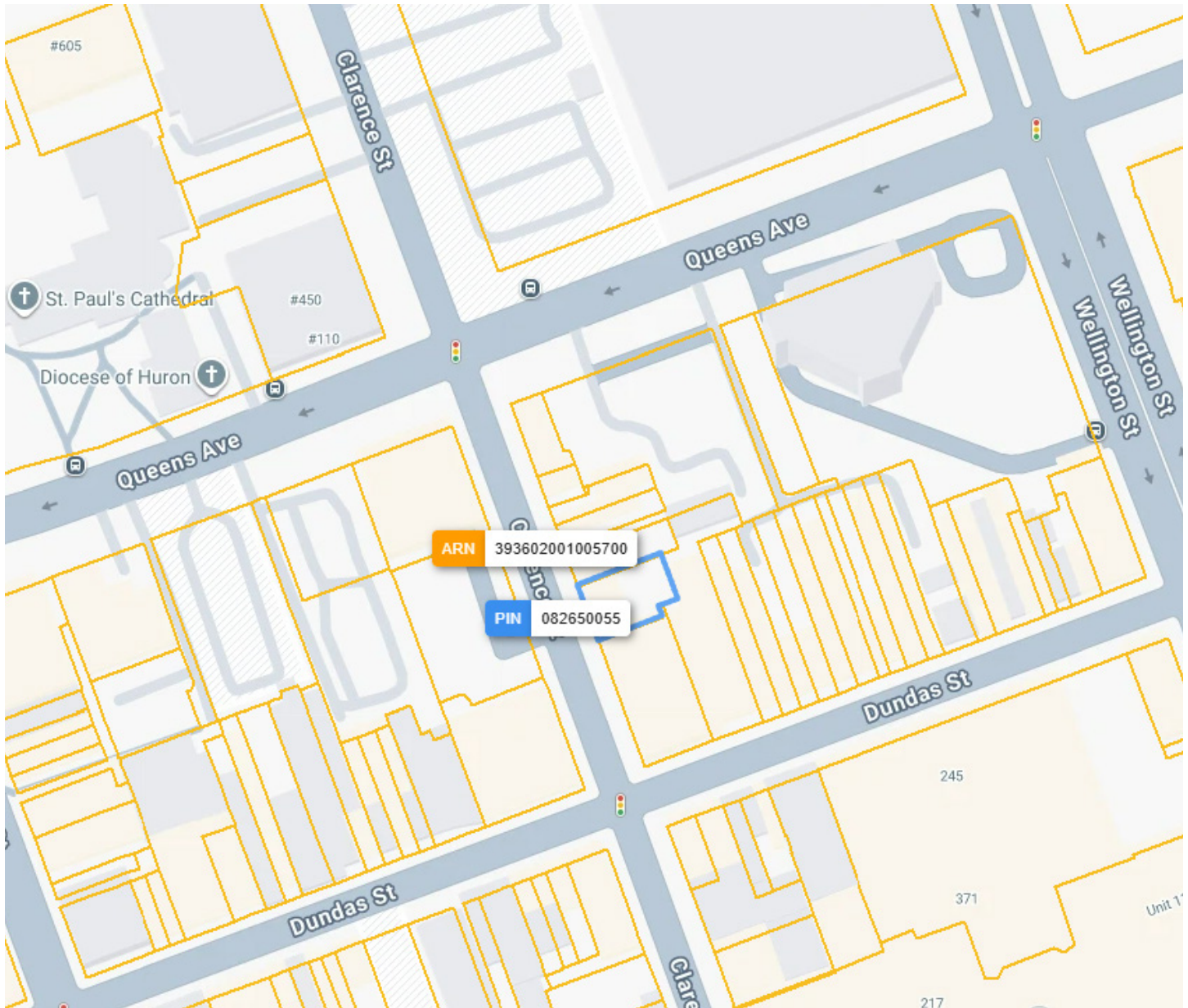
### HAKKA KHAZANA SOUTHSIDE GRILL

- Licensed Restaurant with Property
- Owned Property
- 6,500 Sq Ft
- Licensed for 210 + 40 on Patio



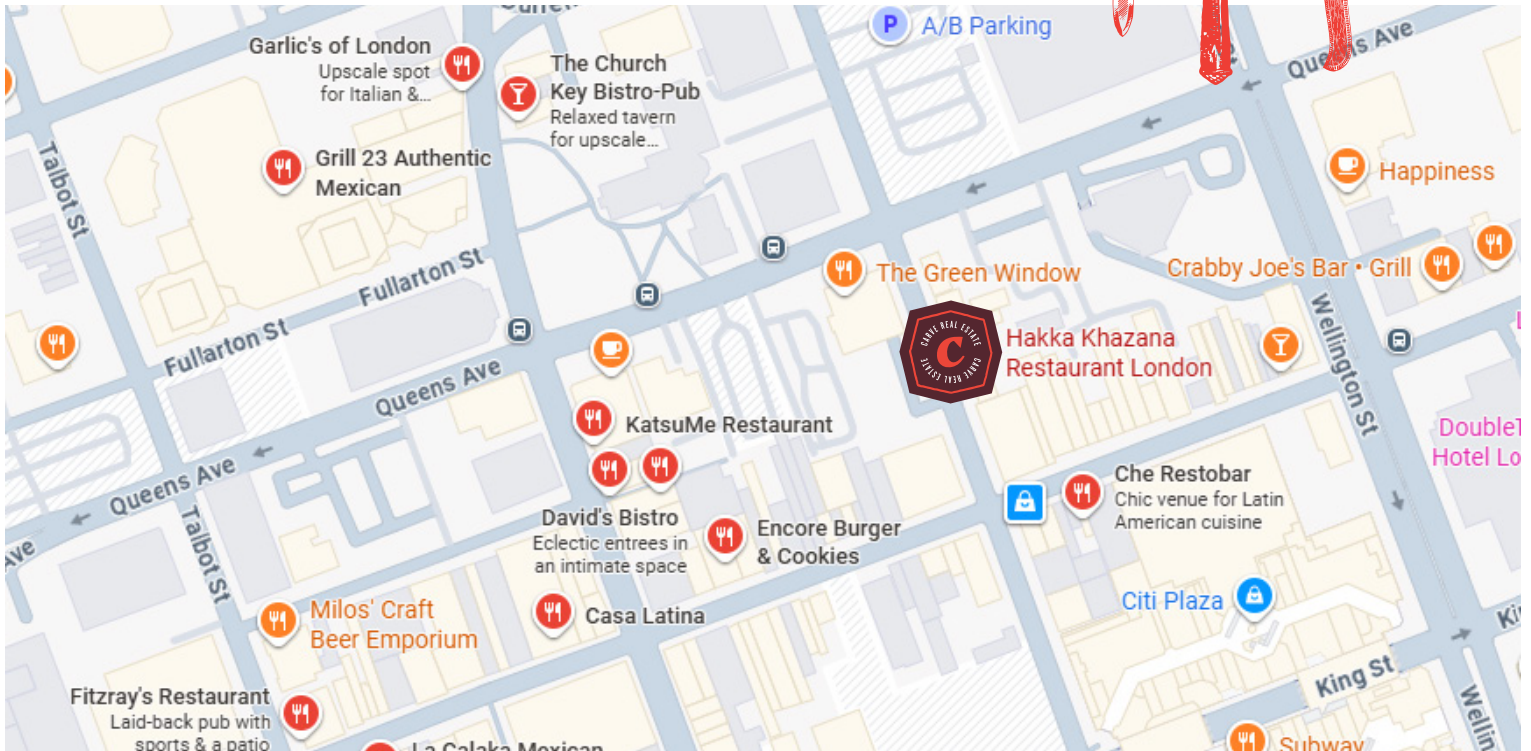
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## BUILDING DETAILS

Richmond Street is London's premier entertainment and restaurant corridor, drawing a steady mix of office workers, students, residents, and visitors throughout the day and well into the evening. This highly visible location offers outstanding exposure in one of the city's busiest hospitality districts.

The spacious layout is well suited for high-volume foodservice, catering, ghost kitchens, or multi-concept operations. Excellent infrastructure, a flexible floor plan, and strong street presence make it an ideal opportunity for independent operators and franchise brands alike.

Additional features include two washrooms, excellent frontage, and the rare combination of two commercial hoods and two walk-in coolers already in place. A versatile hospitality space with the infrastructure to support virtually any restaurant concept.

### LOT SIZE

**Frontage:**  
60.93 ft

**Depth:**  
49.90 ft

**Dimensions:**  
91.91 ft x 60.93 ft x 71.06 ft x 11.13 ft x  
21.13 ft x 49.90 ft

**Perimeter:**  
305.12 ft

**Size:**  
5,381.95 ft<sup>2</sup> (0.124 ac)

**Lot Measurement Accuracy:**  
LOW



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