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FOR SALE

511 MAPLE GROVE DR, OAKVILLE

CLUCK CLUCKS CHICKEN & WAFFLES

Now available in Oakville: the popular Toronto-born franchise Cluck Clucks Chicken & Waffles, offering a turnkey opportunity to take over a well-branded and recognized concept. Located just off the QEW, this unit serves a broad customer base with easy access for both locals and commuters. Known for its creative menu and comfort food appeal, this location benefits from strong sales and a loyal following in the area.

The unit features a well-designed 1,383 sq ft layout with seating for 30 guests, a clean and modern interior, and efficient kitchen flow. The lease is $5,400 gross including TMI, with 4 + 5 years remaining, providing long-term security in a high-traffic corridor. The setup includes an 8-foot commercial hood, ample refrigeration, and everything needed to operate at full capacity. Franchise royalties are 6% + 2%, and full training will be provided by the head office to ensure a smooth transition.

In addition to continuing the Cluck Clucks brand, this location also presents rebranding potential—ideal for operators looking to bring in a new concept, cuisine, or franchise brand. Whether continuing with the signature chicken and waffles or introducing something new, this Oakville location offers flexibility, infrastructure, and a great value in a growing food market.

$199,000

$5,400 Gross Rent

1,383 Sq Ft

Quick Service Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

RYAN EARL, Broker and Founder
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OTHER LOCATIONS:

WINGSUP!

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

KABOOM WINGS

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

POWER PIZZA

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

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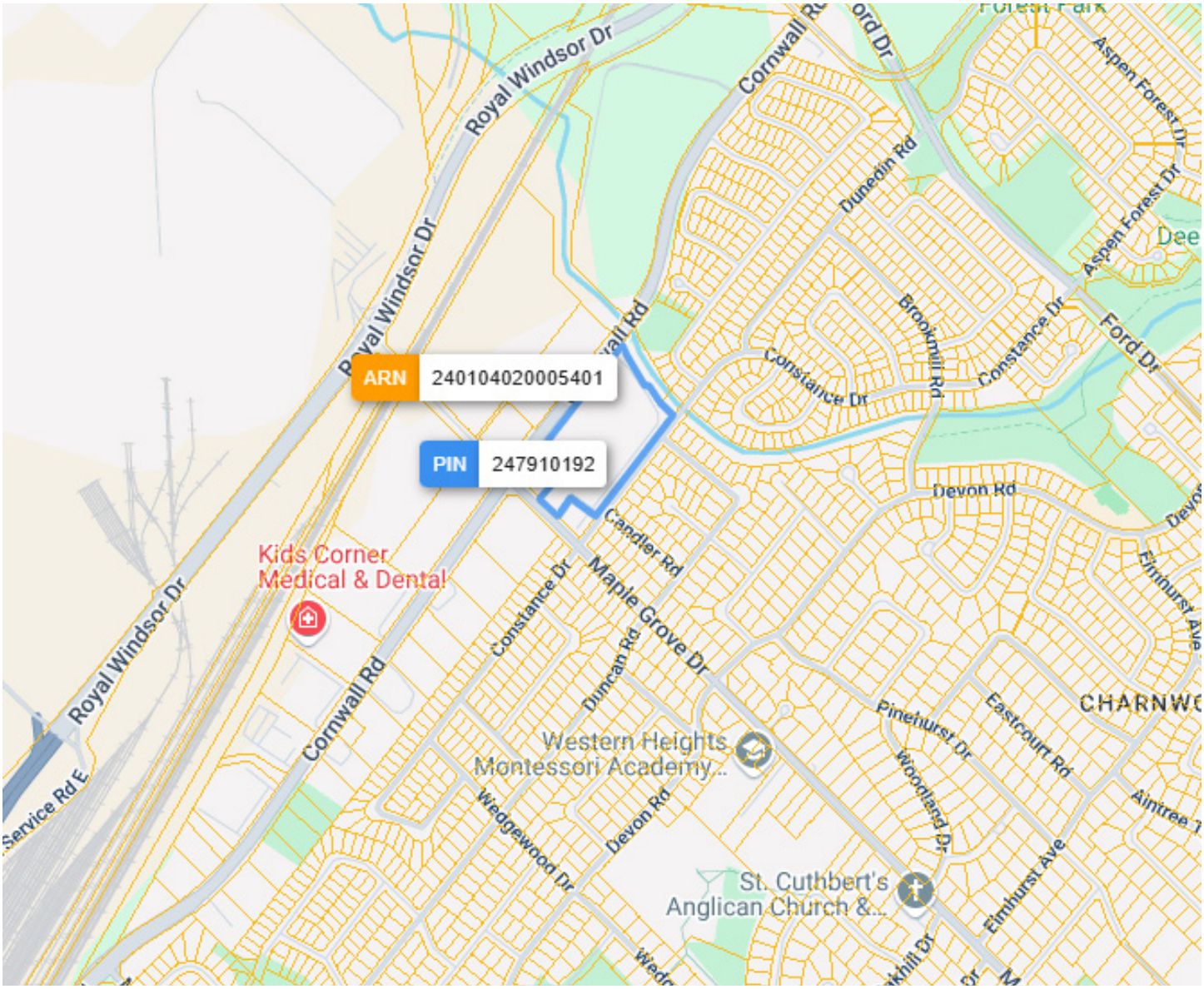

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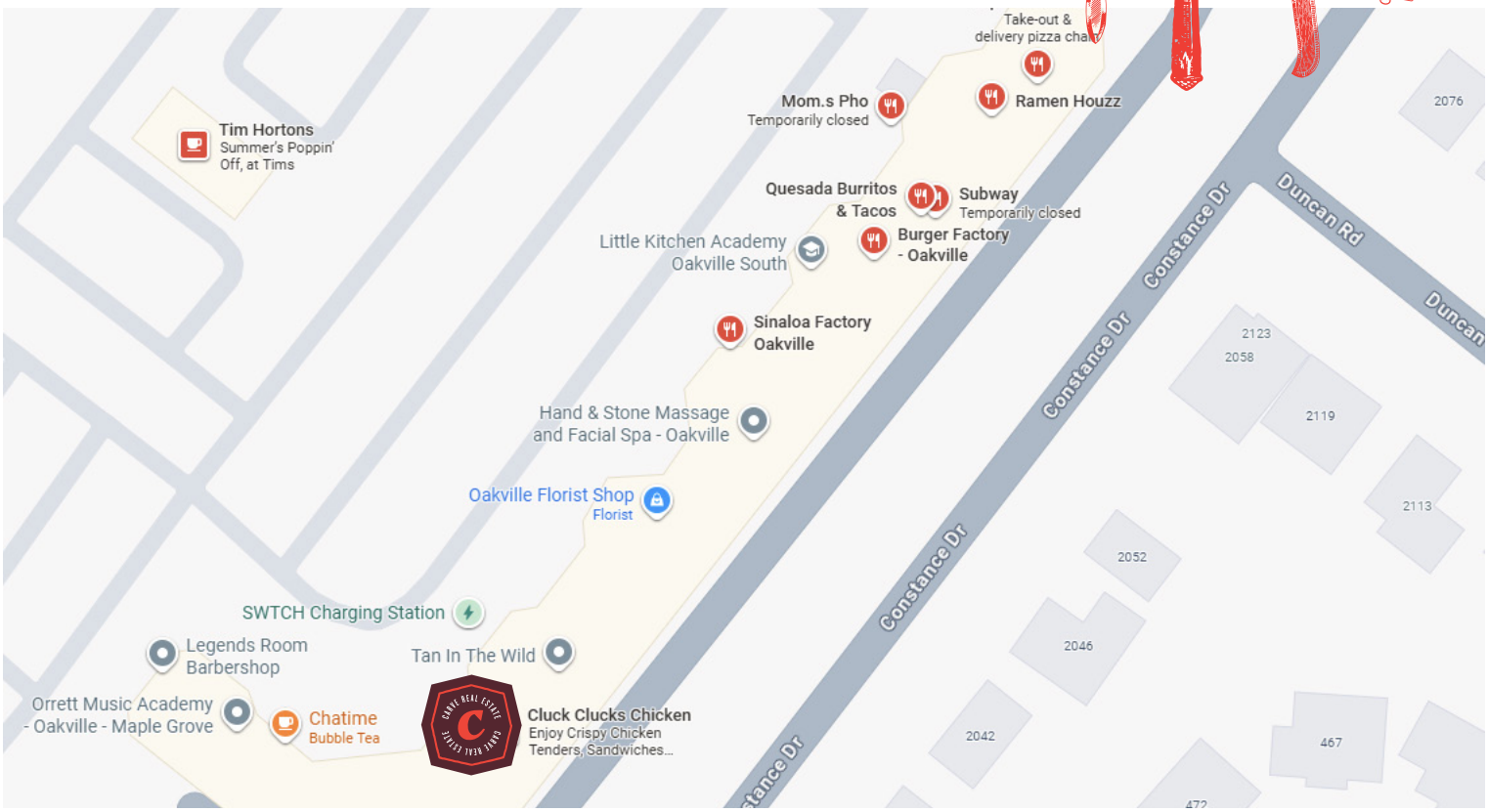

BUILDING DETAILS

This location features a clean and modern QSR layout with a well-executed buildout designed for efficiency and high customer turnover. The space offers a welcoming front-of-house with clear sightlines, strong branding opportunities, and a back-of-house designed for speed and streamlined operations. Two washrooms are available for staff and guests, supporting dine-in and takeout service.

Situated in a highly popular Oakville plaza, the unit benefits from excellent co-tenancy with a strong mix of food, service, and retail brands. With parking for over 100 vehicles, the plaza easily accommodates daily traffic and delivery drivers, making it an ideal setup for both dine-in customers and third-party apps. Visibility and convenience are major strengths, with great signage facing the main drive and consistent exposure throughout the day.

Property Details: Built with long-term durability in mind, the space is constructed on a concrete pad with a steel roof and includes upgraded 200 amp, 3-phase power—ideal for heavy kitchen equipment and future adaptability. Whether continuing with the current concept or introducing something new, this modern space offers both infrastructure and location to support strong ongoing performance.

LOT SIZE

Frontage:
610.00 ft along Maple Grove Dr

Depth:
Approximately 350.00 ft

Dimensions:
127.29 ft x 31.67 ft x 220.69 ft x 61.87 ft x 872.36 ft x 198.53 ft x 145.28 ft x 149.81 ft x 144.13 ft x 198.59 ft x 810.36 ft x 110.68 ft

Size:
465,291.11 ft^2(10.682 ac)

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