



**FOR SALE**

**201 QUEENS AVE, LONDON**

**\$449,000**

## THE GREEN WINDOW DOWNTOWN

The Green Window franchise in London, Ontario is now available, offering a health-focused quick service restaurant (QSR) concept with three established locations. This downtown store produces 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.

The space features 1,463 Sq Ft in a clean and efficient layout that is easy to manage and staff, with seating for 20. Designed for streamlined operations, the concept requires no commercial hood, reducing maintenance and overhead while supporting a modern, health-forward menu with strong local demand.

Lease rate of \$4,467 Gross Rent including TMI with one parking space included. This location is also available as part of a package for the entire franchise. Training to be provided to ensure a smooth transition. Please do not go direct or speak to staff or ownership.

**\$4,467 Gross Rent**

**1,463 Sq Ft**

**QSR Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.



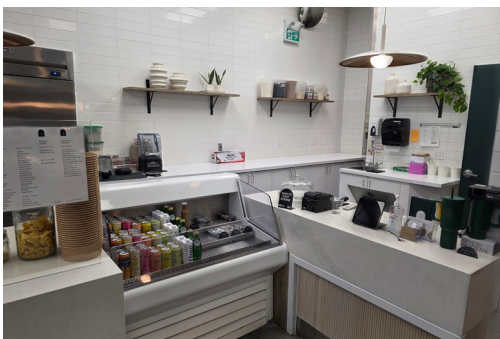
**RYAN EARL, Broker and Founder**

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# carve REAL ESTATE



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## OTHER LOCATIONS:



### THE GREEN WINDOW FRANCHISE

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



### THE GREEN WINDOW LONDON WEST

- \$299,000
- \$3,758 Gross rent
- 901 Sq ft.
- QSR franchise



### THE GREEN WINDOW LONDON NORTH

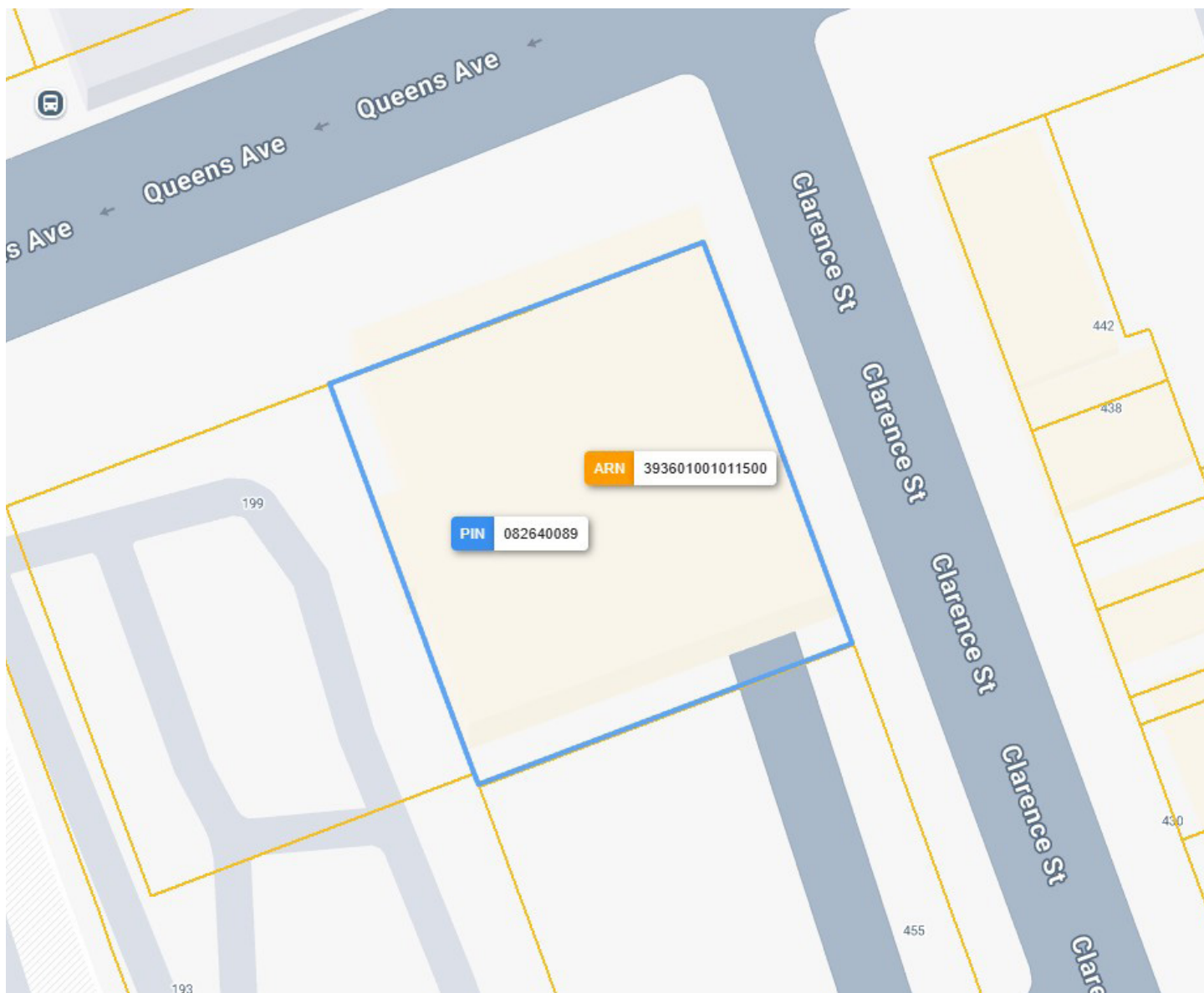
- \$199,000
- \$8,721 Gross rent
- 764 Sq ft.
- QSR franchise



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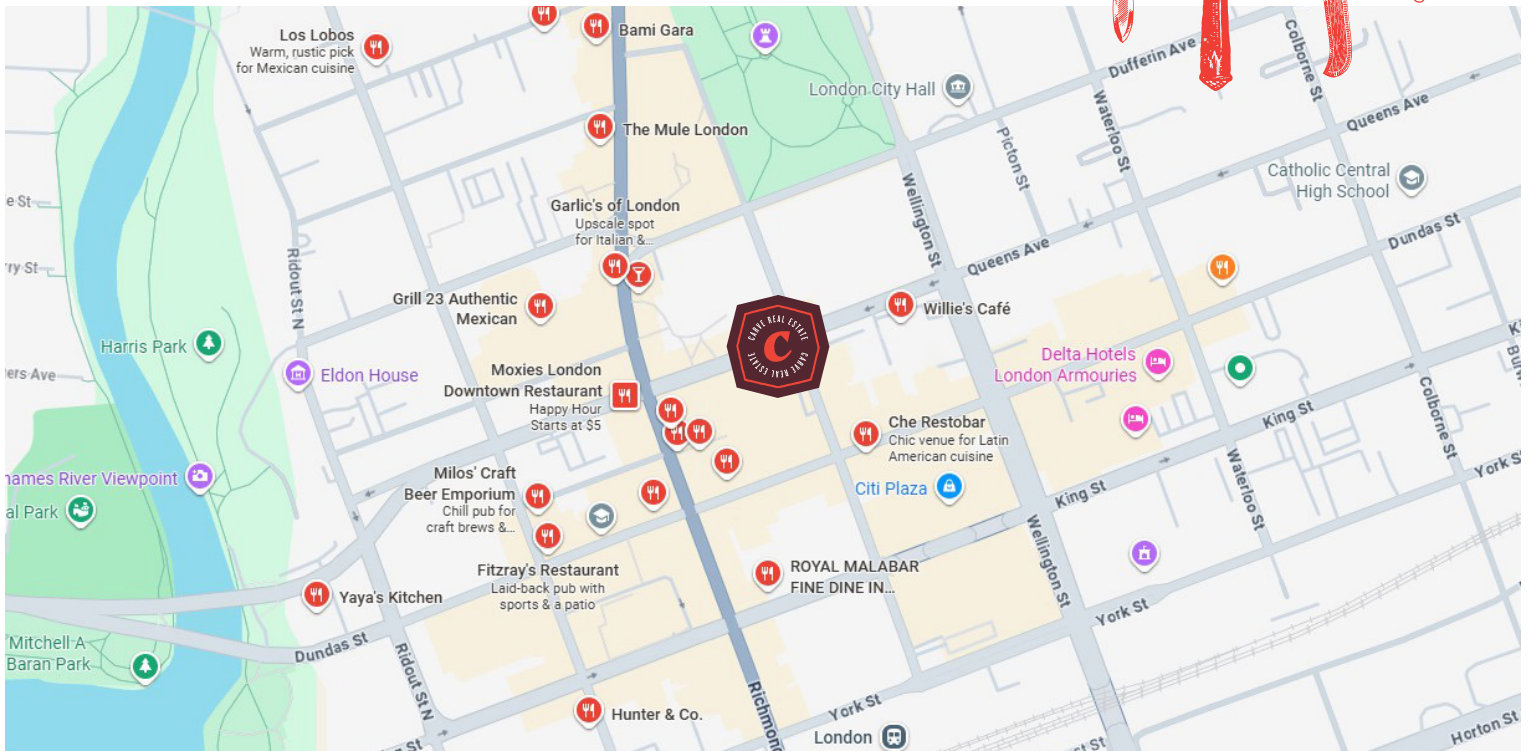


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## BUILDING DETAILS

Located in the downtown core of London, this business benefits from steady foot traffic driven by nearby offices, residential density, and a strong mix of retail and service tenants. The area continues to see growth and revitalization, supporting consistent daytime and evening demand for quick service food options, particularly health-focused concepts that align with current consumer trends.

The unit is well positioned with clean frontage and efficient use of space, making it highly visible and accessible for both walk-in and repeat clientele. The manageable size and simple setup allow for smooth operations with minimal staffing, while the inclusion of parking adds convenience in a downtown setting.

Built as a modern QSR with no hood requirement, the space offers flexibility for continued operation under the existing brand or for conversion into another concept, cuisine, or franchise. This is a turnkey opportunity in a strong urban location with infrastructure that supports a wide range of uses.

### LOT SIZE

**Frontage:**  
110.00 ft

**Depth:**  
201.1 ft approx

**Dimensions:**  
117.42 ft x 110.18 ft x 117.47 ft x 109.99 ft

**Perimeter:**  
452.76 ft

**Size:**  
12,927.44 ft<sup>2</sup> (0.297 ac)

**Lot Measurement Accuracy:**  
LOW



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