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FOR SALE

557 WELLINGTON RD, LONDON

$724,000

$13,183 Gross Rent

4,500 Sq Ft

Bar & Grill

CRABBY JOE'S

Very profitable and high-performing Crabby Joe's Bar & Grill franchise located in a prime area of London directly across from a major hospital complex. This established location boasts very impressive annual sales with a long history of strong and consistent performance.

Large 4,500 Sq Ft restaurant plus a 1,500 Sq Ft basement featuring an efficient rectangular layout, a recently expanded patio, and seating for 216 inside plus 70 on the patio. The kitchen is fully equipped with a 25-ft commercial hood, 3 walk-ins, and top-of-the-line equipment throughout.

Excellent opportunity for an owner-operator or investor with approximately 10% NOI on top of owner salaries. Royalties are 5% + 2%, and the attractive lease rate is $13,183 Gross Rent including TMI plus percentage rent with a term of 6 + 5 + 5 years remaining. AAA opportunity. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.

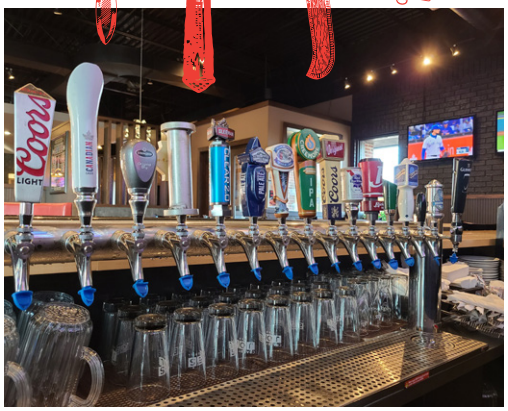
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OTHER LOCATIONS:



PLAYER'S SPORTS HUB

- Well-established & long-standing favourite
- 10,000 Sq Ft
- $7,500 Gross Rent
- Licensed for 325 + 52 patio



THE BISTRO

- Well-established with a loyal customer base
- 3,500 Sq Ft
- $3,275 Gross Rent
- Seating for 116



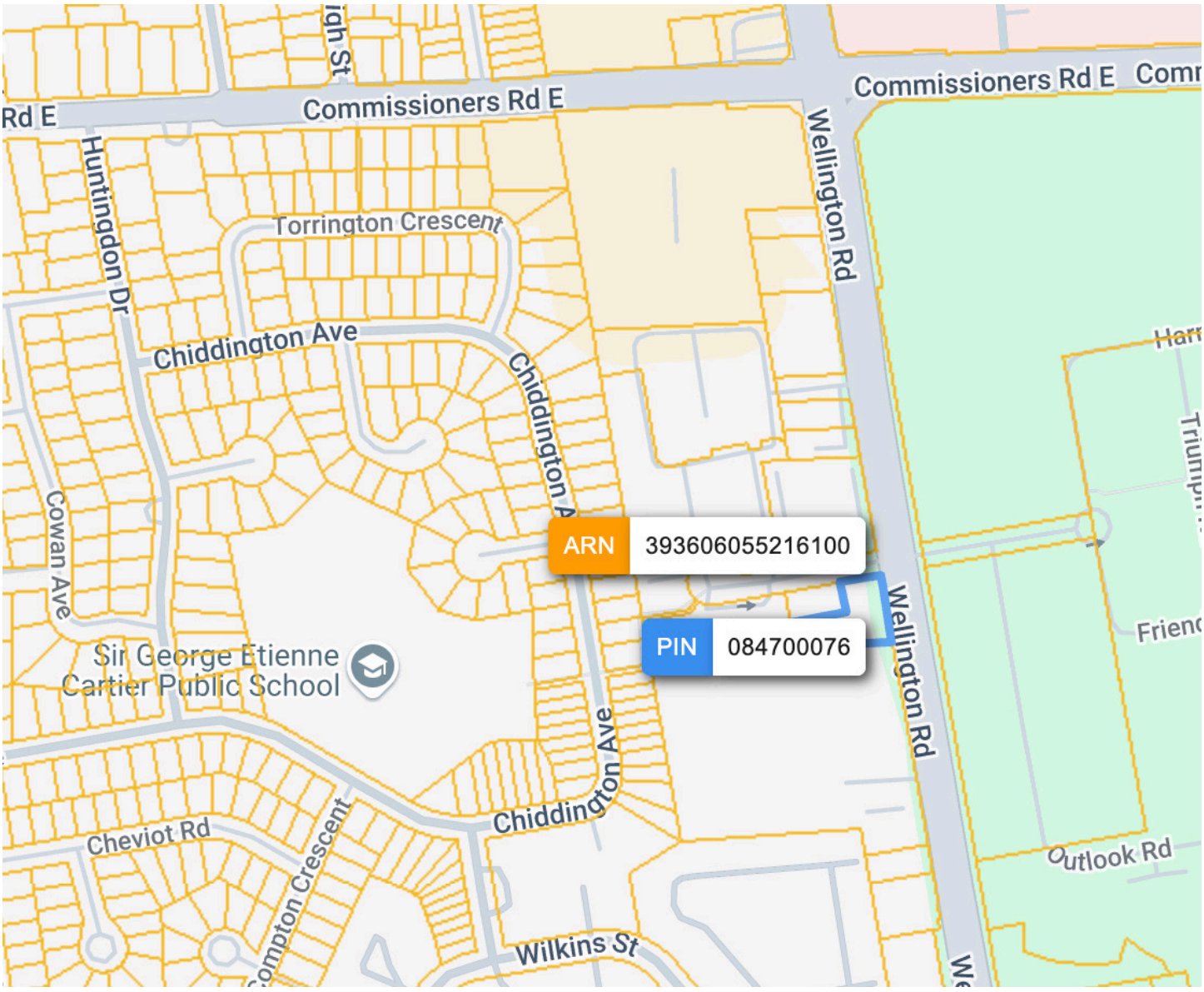
DISCREET LONDON RESTAURANT

- Licensed Restaurant with Patio
- 3,500 Sq Ft
- $13,396 Gross Rent
- Licensed for 122 + 40 Patio

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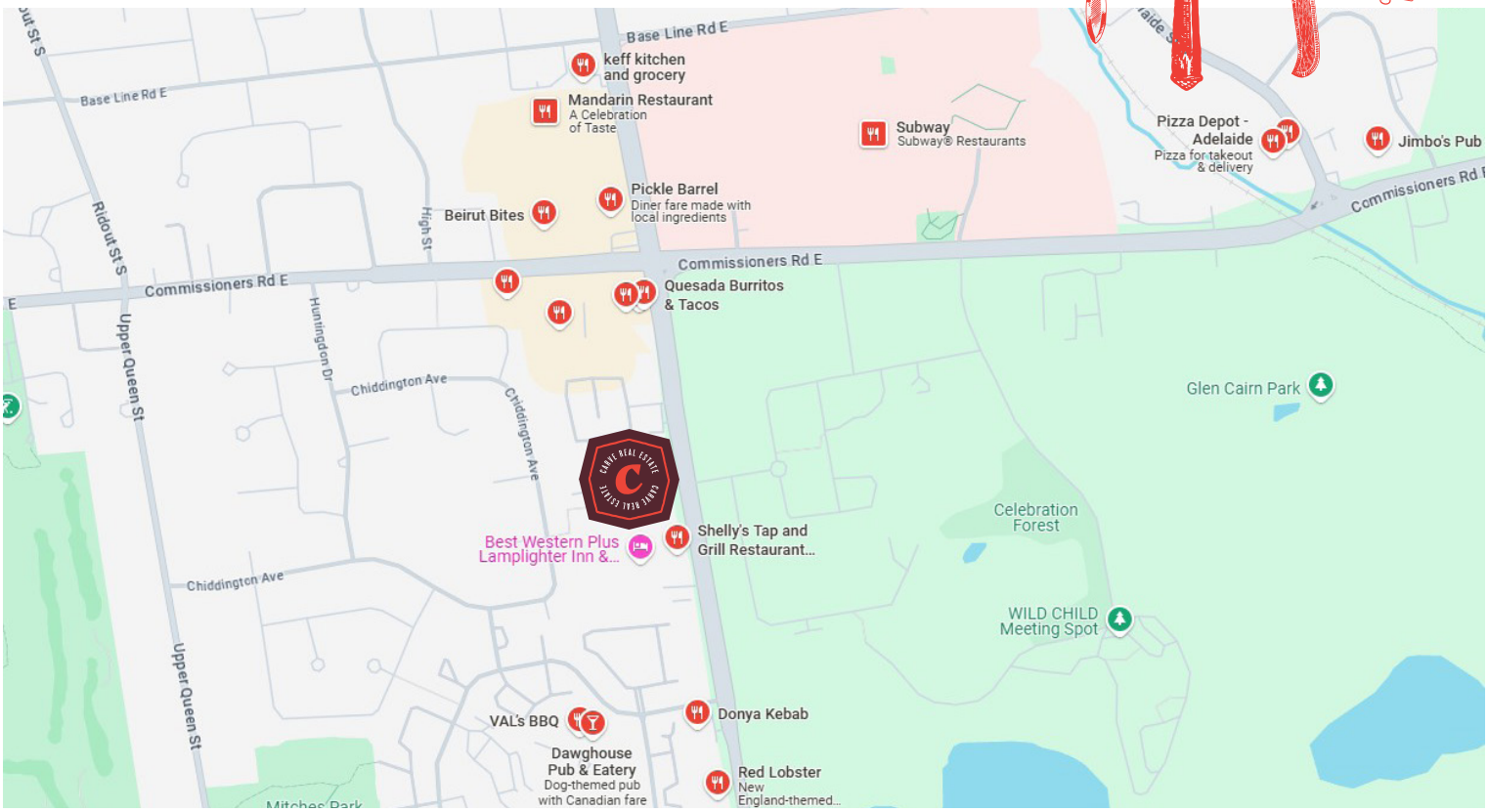


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BUILDING DETAILS

This is a standalone building in the very prosperous south end of London, specifically the Southdale/White Oaks neighbourhoods, and just a 5 minute drive from downtown London.

Located directly across the street from the Parkwood Hospital complex, in a good quality commercial area of London, along an arterial road. The site is in fantastic condition and the restaurant is fully renovated and in outstanding shape.

Property Details: This building is located in a very busy area dominated by vehicles and public transportation. There is a massive hospital across the street and many offices in the immediate area.

Built on a concrete pad but featuring a basement that is much smaller than the upstairs that has the walk-in fridges, storage, prep area, and more.

LOT SIZE

Frontage:
180.00 ft along Wellington

Depth:
Approximately 261.96 ft

Dimensions:
66.98 ft x 261.96 ft x 180.39 ft x 110.60 ft x 80.21 ft x 149.40 ft

Size:
30,591.00 ft^2(0.702 ac)

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