



FOR SALE

1384 MAIN ST E, HAMILTON

\$169,000

\$2,500 Gross Rent

1,490 Sq Ft

Quick Service Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

CHIPN'WING

Chip N Wing in Hamilton opened its doors in November 2022. This restaurant offers a fantastic opportunity for anyone looking to invest in the food industry. The 1,490 sq ft unit boasts a spacious interior. With a gross rent of \$2,500, this location provides a cost-effective option for those looking to start their own restaurant.

Unit is powered by a 200 amp 3-phase power and is equipped with 2 washrooms, a single fridge offers convenience for customers and staff. Furthermore, the ownership structure offers flexibility and control for the owner.

The lease restrictions are to be discussed, providing an opportunity for business owners to negotiate terms that work best for them. With a prime location in Hamilton, this restaurant is a great addition to the local food scene. Don't miss out on the chance to own and operate your own restaurant in a thriving community. Contact us today to learn more about this exciting investment opportunity!



MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002)

carve REAL ESTATE



MANNA AU, Sales Representative
 416-843-4318
 manna@carverestate.com
 carverestate.com

RYAN EARL, Broker and Founder
 416-618-0054
 ryan@carverestate.com
 carverestate.com

Royal LePage Signature Realty
 Ind. Owned & Operated Brokerage
 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
 This document is not meant to solicit existing listings. (12.2002).



OTHER LOCATIONS:



UNCLE GOOGIE'S PIZZERIA

- Uncle Googie's Pizzeria in London
- 2,055 sq ft
- Owned property
- Fully renovated with all new equipment



TWISTED INDIAN WRAPS

- Twisted Indian Wraps in Hamilton
- 1,200 sq ft
- \$4,500 gross rent
- 75 parking spaces in a busy plaza



RUGANTINO

- Rugantino Italian restaurant in Hamilton
- 1,000 sq ft
- \$5,619 gross rent
- Popular cozy restaurant

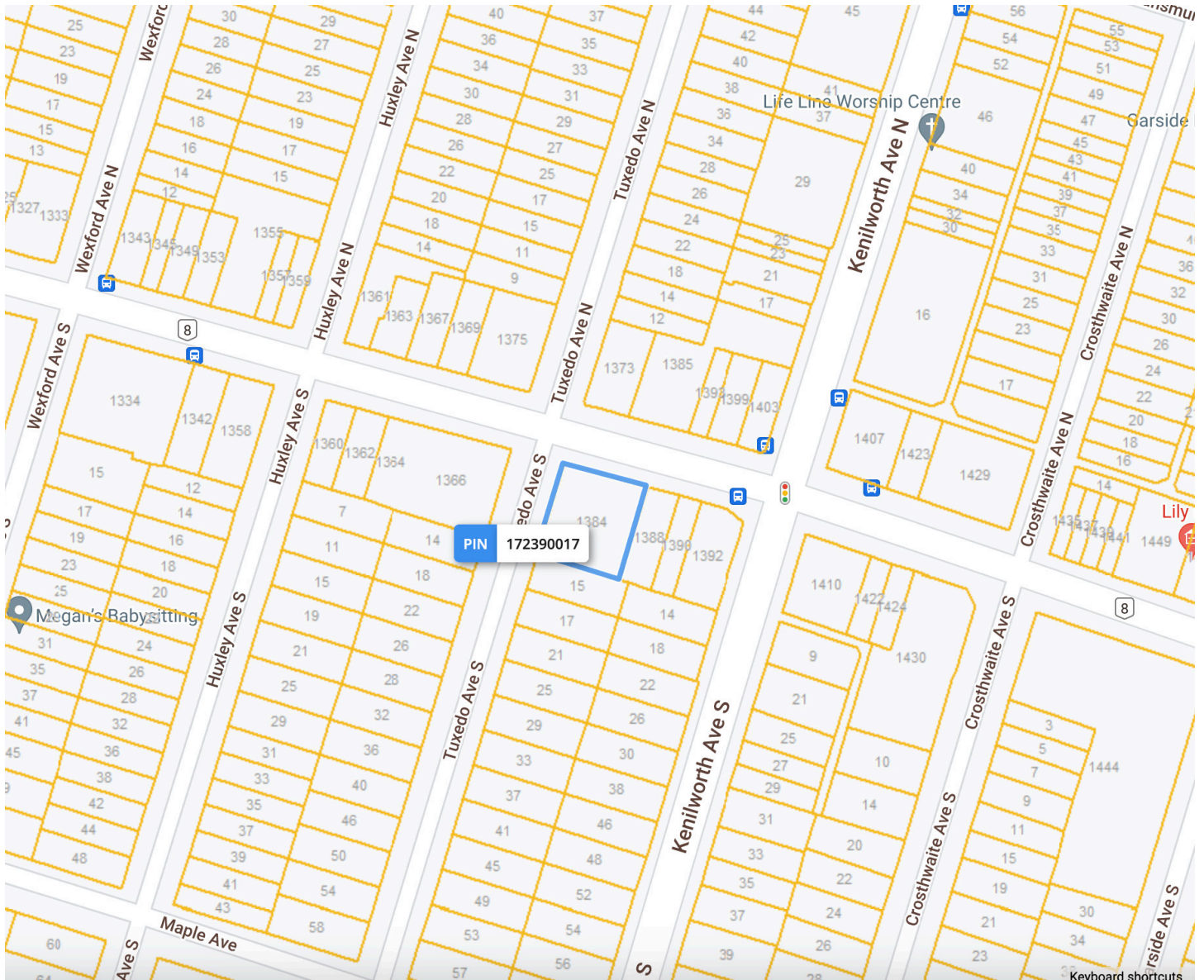


MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002).

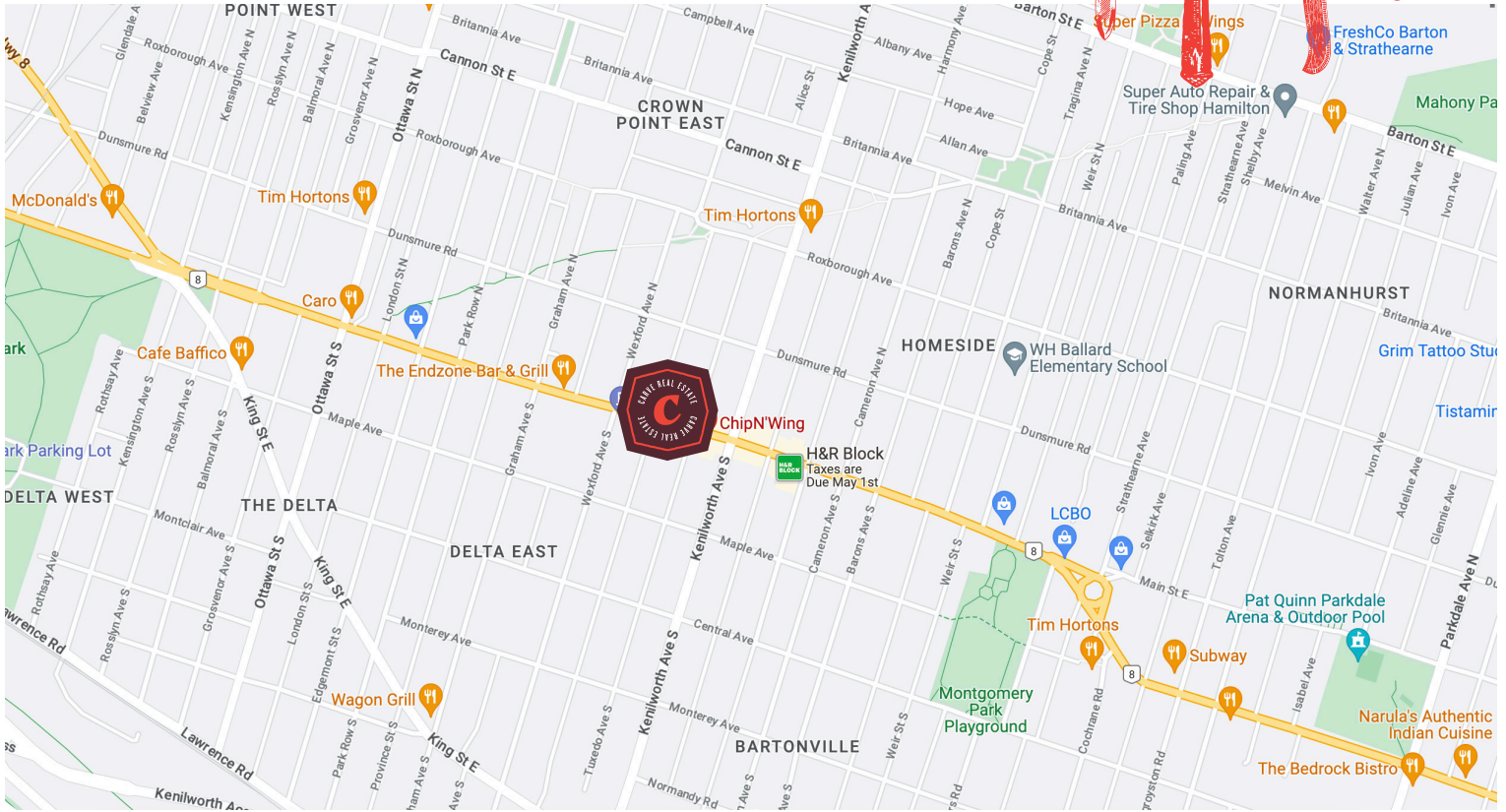
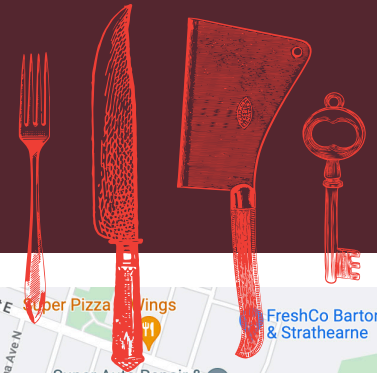
carve REAL ESTATE



MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

ChipN'Wing is located along the busy street of Main St E and Tuxedo Ave S. Great visibility plus, the area is surrounded by residential and commercial tenants. Neighboring commercial tenants in the area include Original Pizza and Highway 8 Automotive.

A parking with 12 slots is available and a municipal parking is available right across.

Property Details: The unit is powered by a 200 amp 3-phase power. 2 washrooms, and 1 fridge, plus 12 parking slots. There is no commercial hood with this franchise and your maintenance costs are lower as a result. Amazing opportunity to start your own business!

LOT SIZE

Frontage:

95.50 ft along Main St E

Depth:

Approximately 106.67 ft

Dimensions:

102.74 ft x 95.18 ft x 106.54 ft x 95.22 ft

Size:

9,956.61 ft² (0.229 ac)



MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002)