



FOR SALE

24 SEACLIFF DR E, LEAMINGTON

\$199,000

\$4,250 Gross Rent

2,600 Sq Ft

Pizza Franchise

OVEN 360 PIZZA

Licensed pizza franchise in downtown Leamington in a prime location. Oven 360 is a growing franchise that started in Windsor ON (the pizza capital of Canada!) and is quickly establishing itself as one of the province's premier pizza franchises.

This is a modern buildout is practically brand new with modern leaseholds and equipment including a Marana Forni rotating oven. There is a liquor license with capacity for 40 + 24 on the sunny patio and tons of parking.

Attractive lease rate of \$4,250 gross rent including TMI with 1 + 5 + 5 + 5 years remaining. 2,600 sq ft layout. Royalties of 6% with full support and training from head office. Impressive sales that are growing annually.

READY FOR SECONDS?

Call me to discuss this listing today.

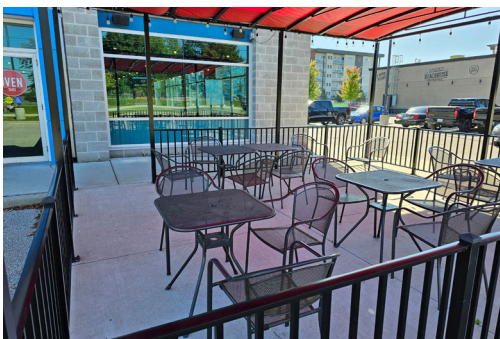


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OTHER LOCATIONS:



BEACH BOY BURGER

- Licensed restaurant in London
- 800 sq ft
- \$3,330 gross rent
- Licensed for 20 + 30 on patio



WALDO'S

- Popular restaurant in downtown London
- 1,800 sq ft
- \$3,350 gross rent
- Licensed for 89 + 40 on patio



OLIVE R TWISTS

- Licensed for 160 + 98 on patio
- 3,200 sq ft
- \$5,118 Gross Rent
- Facing Budweiser Gardens Downtown

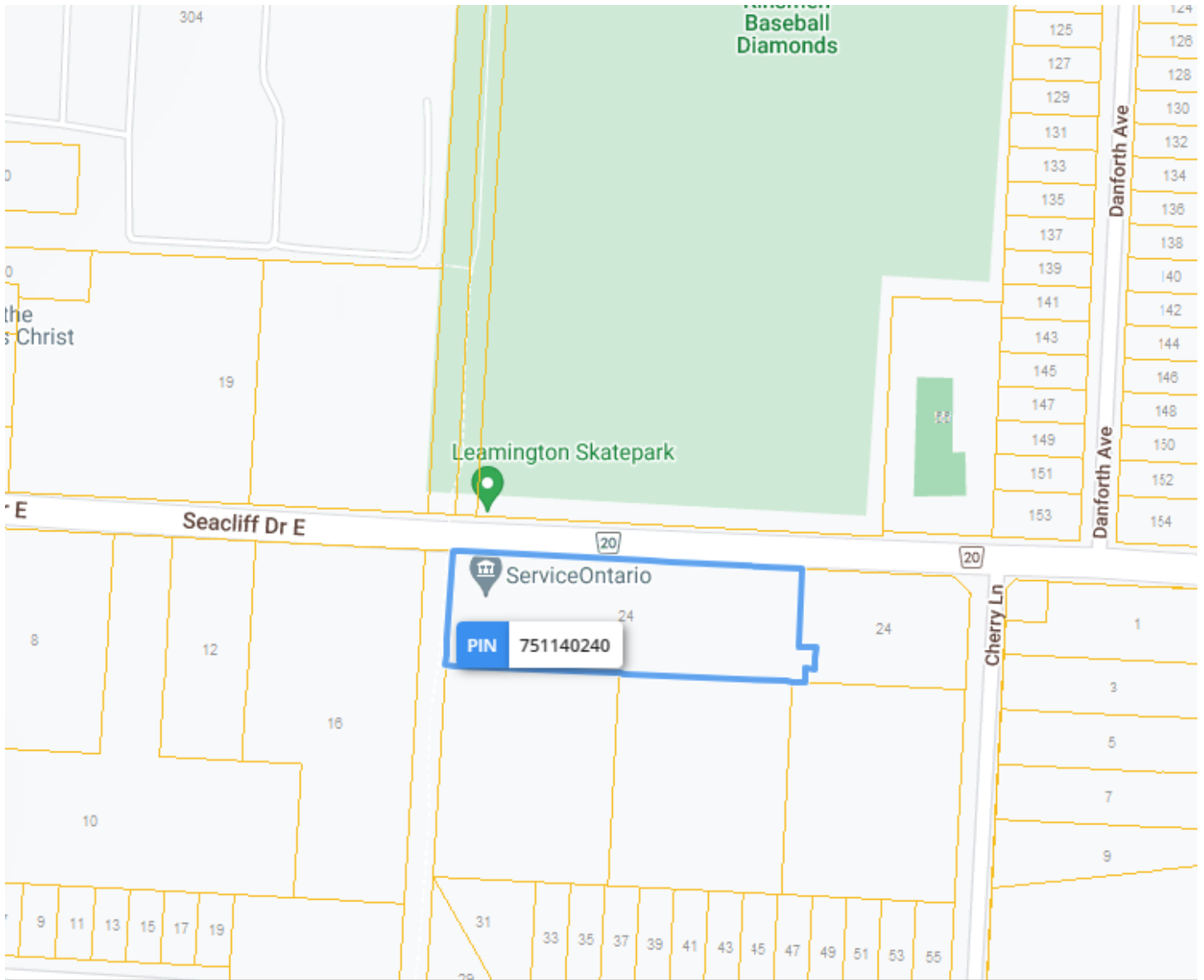


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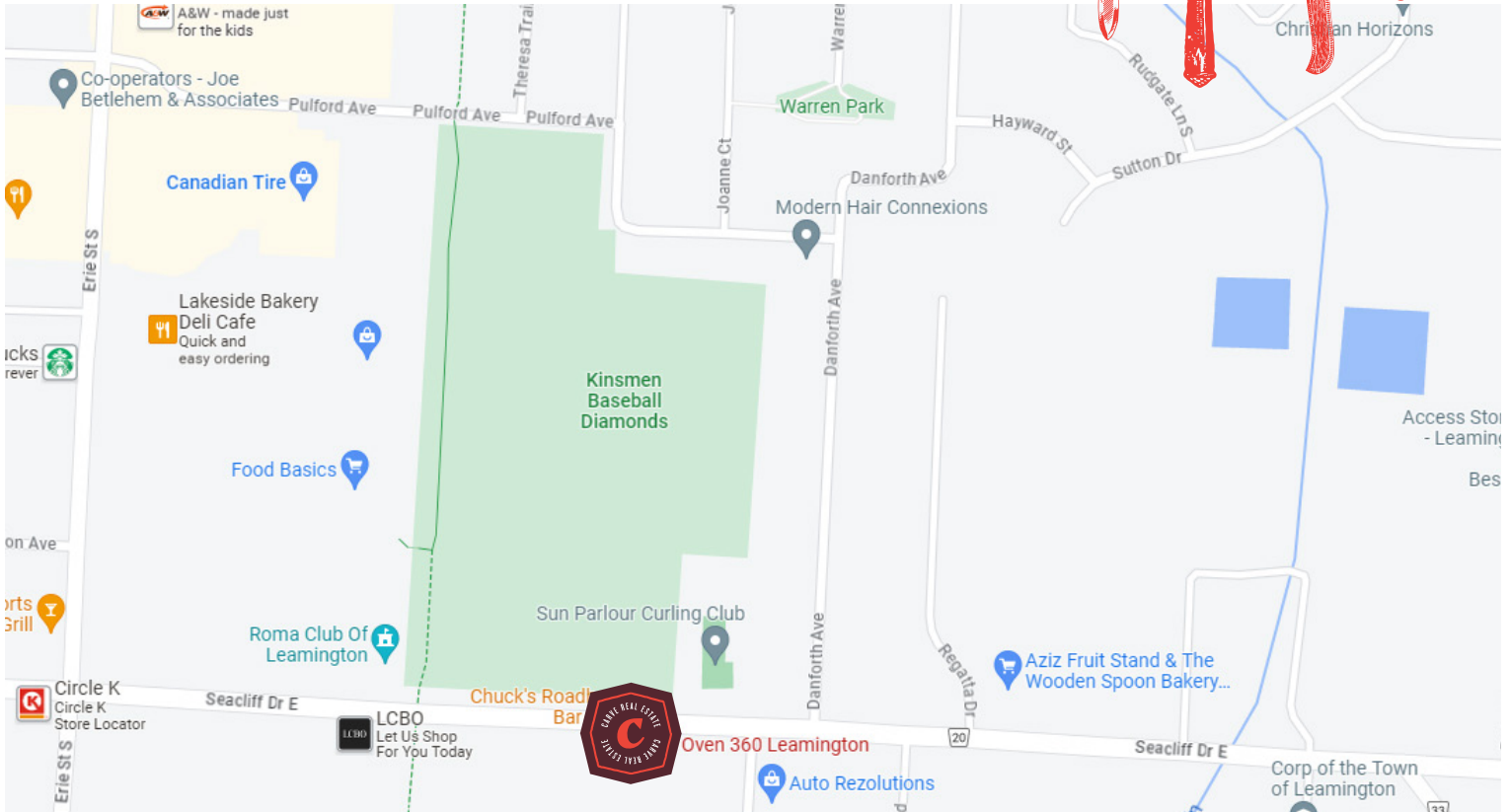
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BUILDING DETAILS

Leamington is a booming municipality and the capital of Ontario's green house cluster. With a population of 30,000 and growing and home to a number of large businesses.

In addition it has over 6,000 migrant workers annually that call Leamington home.

This plaza is in the downtown core and it is surrounded by homes, businesses, schools, and more. Great parking and access from the street and highways.

Property Details: This business was the first one in the unit and as such it has been designed as a restaurant from the beginning. Located on a concrete pad it has high ceilings and tons of light. 200-amp 3-phase power and all modern leaseholds.

LOT SIZE

Frontage:

636.61 ft along Seacliff Dr

Depth:

Approximately 207.98 ft

Dimensions:

642.61 ft x 25.11 ft x 17.30 ft x
39.23 ft x 32.96 ft x 141.33 ft x
639.94 ft x 207.98 ft x 15.06 ft

Size:

134,268.89 ft² (3.082 ac)



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