

FOR SALE

670 WOOLWICH ST, GUELPH

\$799,000

\$7,079 Gross Rent

1,900 Sq Ft

QSR Franchise

CHURCH'S TEXAS CHICKEN

Popular Church's Texas Chicken franchise complete with Drive-Thru available in Guelph. Great sales with in an established located in Guelph's north end just off of Highway 6 and part of a network of plazas with tons of food options making it a destination.

Modern concrete pad construction dating back only to 2022 with no immediate renovations required. Drive-Thru for additional sales and customers with seating for 35. Full training provided by head office pending approval. Please do not go direct or speak with staff.

Tons of visibility including a pylon and parking for 30. Lease rate of \$7,097 Gross Rent including TMI with 7 + 5 + 5 years remaining. Full commercial kitchen with franchise custom hood 6 fryer system. 2 walk-ins (1+1) royalties of 6% + 2%.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



CHURCH'S TEXAS CHICKEN MISSISSAUGA

- QSR Franchise
- 3,100 Sq Ft
- \$11,770 Gross Rent
- Seating for 40 + 10 on patio



CHURCH'S TEXAS CHICKEN TORONTO

- QSR Franchise
- 3,000 Sq Ft
- \$7,964 Gross Rent
- Seating for 40



QDOBA MEXICAN EATS

- QSR Franchise
- 2,080 Sq Ft
- \$9,530 Gross Rent
- Seating for 40

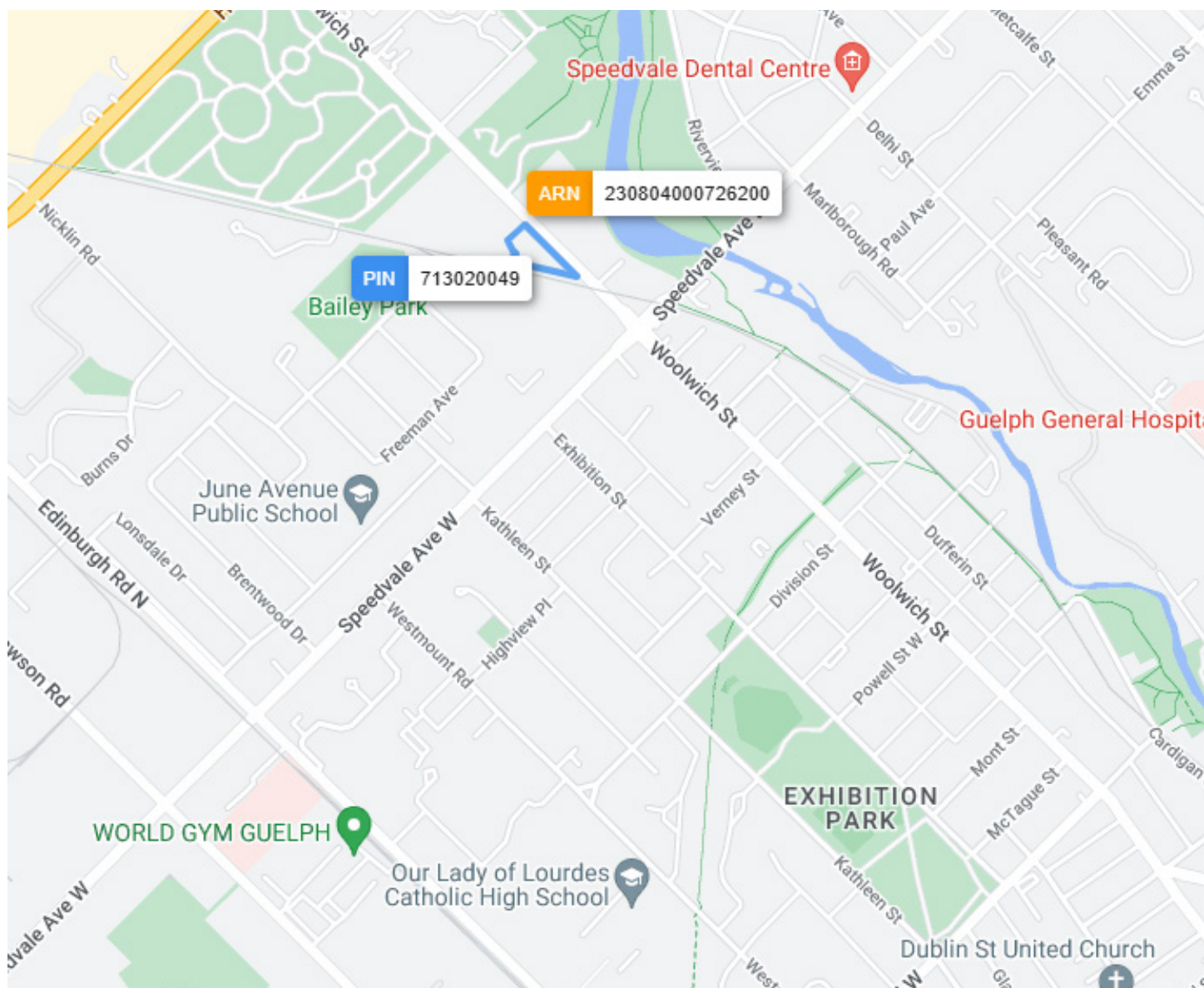


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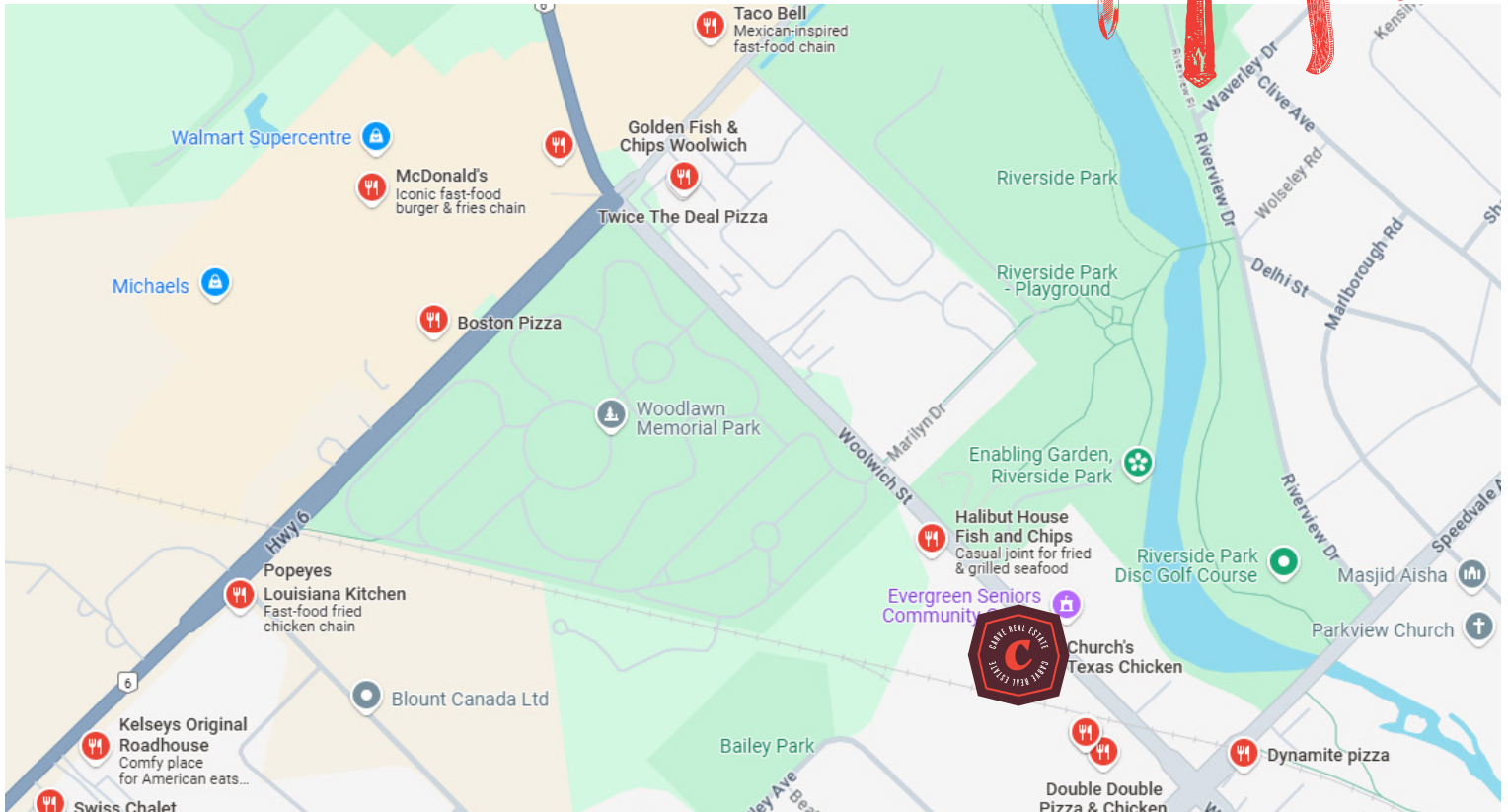


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BUILDING DETAILS

This is a modern buildout dating only back to 2022 in a new building, and one of the newer locations for this very large franchise that is the 33rd biggest fast food (QSR) franchise in the United States with over 750 stores and a growing number of stores in Canada.

Great location in the north end of Guelph that is a blend of commuter, worker, and residential traffic. There are a number of big hitter franchises on this strip located in a commercial and industrial hub off of Highway 6 and it is a destination for customers commuting. Wrap around drive-thru with a great layout.

Property Details: Recently renovated in just 2022, this is practically a new store but with established sales. There is signage on 2 sides plus pylon promoting the drive-thru. There are no major renovations not required in the immediate future.

LOT SIZE

Frontage:

488.87 ft along Woolwich St

Depth:

Approximately 146.22 ft

Dimensions:

457.45 ft x 487.78 ft x 146.22 ft x
77.27 ft x 34.74 ft x 68.30 ft

Size:

64,185.14 ft²(1.473 ac)



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