
KELSEY'S

INVESTMENT OPPORTUNITY

804 RICHMOND STREET, CHATHAM, ON



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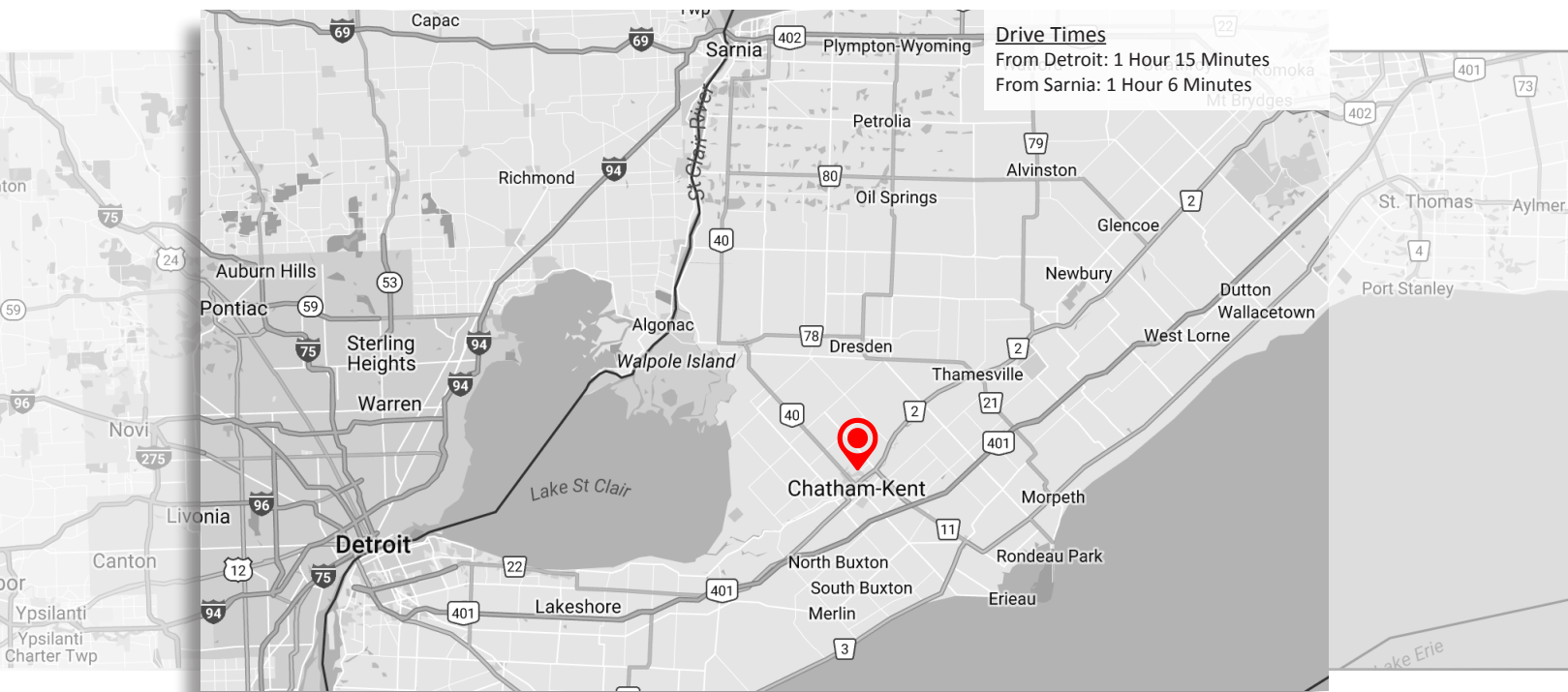
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The Subject Property is a single storey freestanding restaurant located on the south side of Richmond Street between Irwin Street and Bothwell Street in Chatham. The Property offers excellent visibility with over 15,000 vehicles passing by daily. The neighbouring land uses include a freestanding TekSavvy retail store as well as Honda and KIA dealerships to the north of the Subject Property. Richmond Street features national retail tenants including McDonalds, The Brick, Arbys, Tim Hortons, Mr. Sub and Esso. The Property offers an excellent opportunity to acquire a care-free investment with a highly coveted national tenant and a long lease term.

PROPERTY DETAILS

Site Area:	1.11 ac.	Intersection:	Richmond Street / Irwin Street
Leasable Area:	5,000 sq. ft.	Zoning:	M1 General Industrial
Frontage:	250 ft.	Lease Expiry:	May 2026

ASKING PRICE: \$1,750,000



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