



**FOR SALE**

**1380 MAJOR MACKENZIE DR W**

**\$69,000**

**\$6,460 Gross Rent**

**1,632 Sq Ft**

**Gourmet Burger Franchise**

## HERO CERTIFIED BURGERS

This beautiful store is doing great numbers in a AAA RIOCAN plaza surrounded by top tenants and stores with hundreds of parking spaces.

Brand new 5 + 5 year term at a very good rate of only \$6,460 Gross including all TMI and CAM costs.

40 seats inside and 16 on patio with amazing visibility on an end cap of a pad.

Recently renovated with all current franchise upgrades, head office support and training, and 6% + 2% royalty. Perfect for hands on owner with salary plus profit.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Sales Representative**  
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RE/MAX Ultimate Realty Inc., Brokerage  
836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).



# carve REAL ESTATE



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## OTHER LOCATIONS:



### 987 BAY ST

- Awesome location new plaza
- 1,630 sq ft
- Great lease of \$6,300 Gross
- Seating: 40 + 16 on patio



### 260 YONGE ST

- Food Court in Eaton Centre
- 447 sq ft
- AAA location with sales over 1.3 Mil
- Very profitable hands off OR hands on



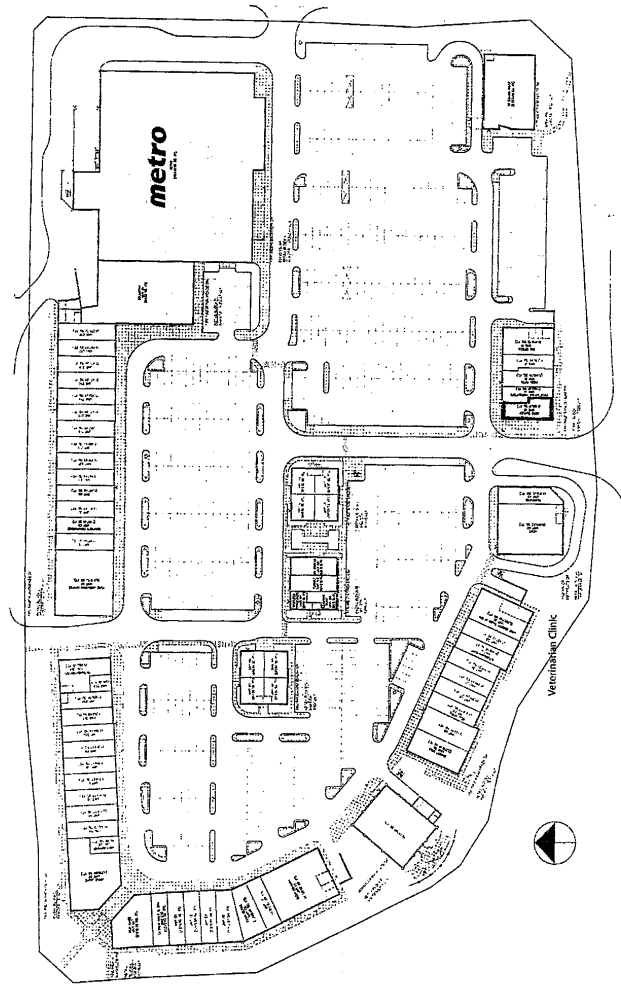
### 1848 LIVERPOOL RD

- Burger QSR downtown Pickering
- 811 sq ft
- Awesome lease of \$2,655 Gross
- Perfect for hands on ownership





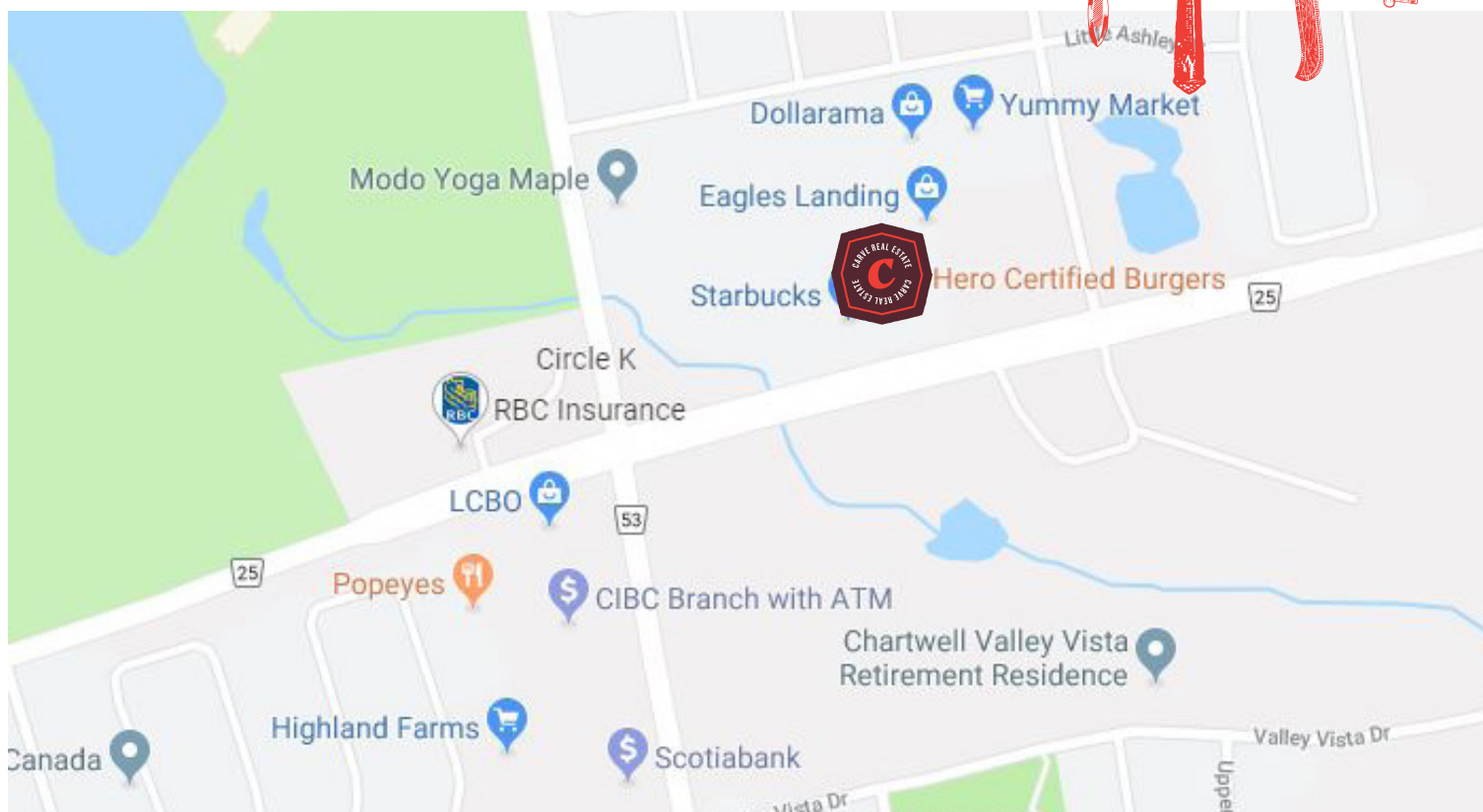
SITE PLAN OF THE SHOPPING CENTRE



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## BUILDING DETAILS

Riocan is one of Canada's leading REIT's and it's second largest. The Eagles Landing plaza is home to 53 retail units and boasts 175,672 sq ft of building, along with hundreds of parking spaces. Some of the more popular tenants are:

- Yummy's Market
- Starbucks
- TD Canada Trust
- Sunset Grill
- Pizza Pizza
- The Beer Store
- and more

**Property Details:** Located on a corner location of a pad that has a direct sightline to Major Mackenzie Dr W. Access points from Major Mackenzie and Dufferin St.

### UNIT SIZE

**Frontage:**

30 ft

**Depth:**

Approximately 54.4 ft

**Plaza:**

Riocan's Eagles Landing

**Total Area:**

1,632



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