



**FOR SALE**

**1971 QUEEN ST E, TORONTO**

**Asking: \$349,000**

**\$5,200 Gross**

**1,550 Sq Ft**

**Pizza Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## PIZZAVILLE THE BEACHES

25 year history and 25 years of being among the most profitable of all of this franchise's locations.

This money making location has below market rent with term in the middle of the tourist stretch of the Beaches' Queen East. Recently renovated with seating for 30.

Very impressive sales of \$600,000 + and very good income for hands on ownership. Great lease rate of only \$5,200 gross including TMI.

Great franchise with tons of franchisor support and marketing/advertising.

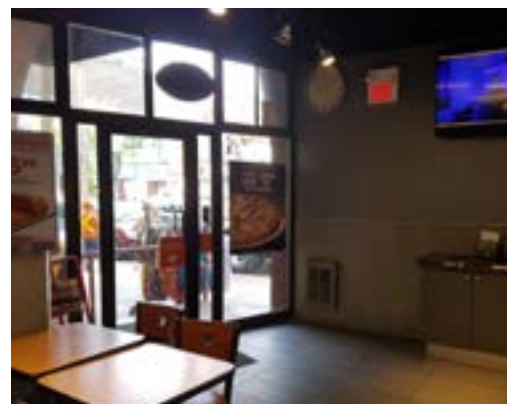
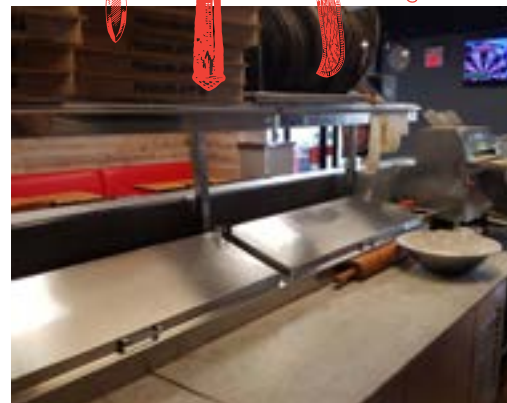


**RYAN EARL, Broker and Founder**  
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836 Dundas St W, Toronto, ON M6J 1V5

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

# carve REAL ESTATE



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## OTHER LOCATIONS:



### FAT BASTARD BURRITO

- Great Fat Bastard Burrito location
- 1,050 sq ft
- \$3,668 gross rent
- Excellent lease and buildout



### PHILTHY PHILLY'S

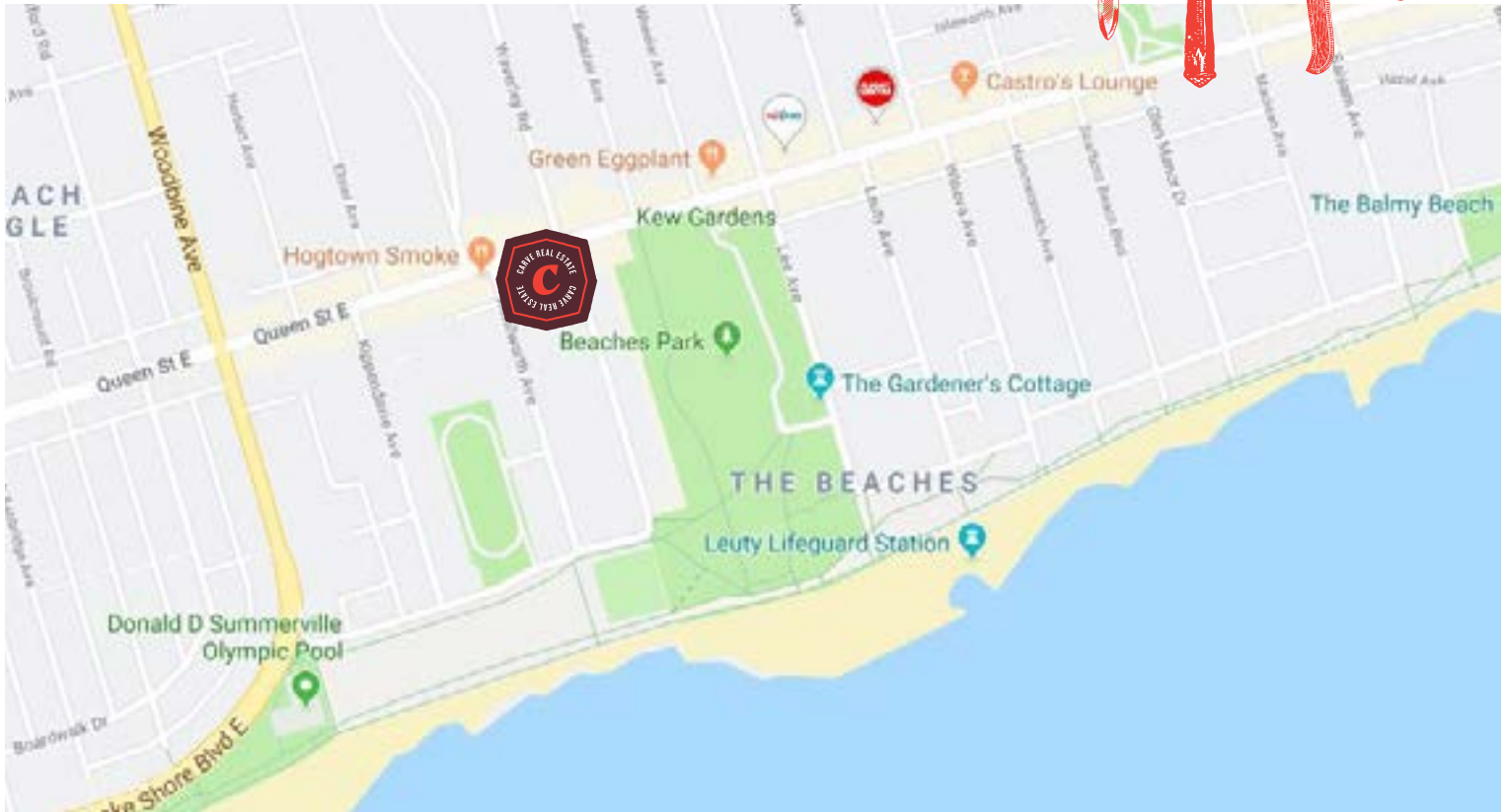
- Philthy Philly's Cheesesteak franchise
- 1,505 sq ft
- Long lease at \$7,860 gross rent
- Gorgeous new unit with 35 seats



### PITA PIT

- Popular Pita Pit location
- 1,306 sq ft
- \$4,700 gross rent
- Excellent sales and profits





## BUILDING DETAILS

Very good location in the prominent Beaches neighbourhood of Toronto. Very high household income, home to one of the city's best festivals (Beaches Jazz Festival), and huge tourism all summer make this one of the best locations in this franchise's list.

**Property Details:** The Beaches Mall located between Qew Gardens and Woodbine. It is surrounded by the area's best restaurants and shops. Access to the mall from inside or the street. Good access and tons of parking. This site has a strong radius clause to protect sales.

### LOT SIZE

**Frontage:**  
25 facing Queen St E

**Depth:**  
Approximately 62 ft

**Total Area:**  
1,550 sq ft



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