

FOR SALE

1090 DON MILLS RD, TORONTO

\$199,000

\$9,139 Gross Rent

1,301 Sq Ft

Canadian Franchise

ROCK'N DELI SMOKED MEAT

The recently completed Rock'N Deli in CF's the Shops On Don Mills, the hottest smoked meat concept out of Montreal already with 10 locations already in Canada with more coming in premier locations across Canada.

Very impressive sales, killer rent, and a corner location facing the square. Incredible visibility and surrounded by parking. 500k+ buildout. Operated by head office and looking for a talented operator.

Unbelievable food and halal options and low labour costs. Very good gross rent of \$9,138.77 including Net/CAM/TMI, water, and marketing with 9.5 years remaining on lease. Liquor license of 32 + 36 on patio facing the square.

READY FOR SECONDS?

Call me to discuss this listing today.



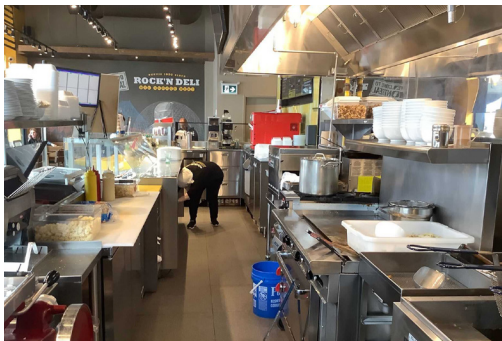
RYAN EARL, Sales Representative

416-618-0054 | ryan@carverestate.com
carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5

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

carve REAL ESTATE



ROCK'N DELI
MTL. 000000 0000



RYAN EARL, Sales Representative
416-618-0054 | ryan@carverestate.com
carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5

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



OTHER LOCATIONS:



SHOPS AT DON MILLS

- Seating for 96 and 34 patio
- 3,472 sq ft
- Competitive lease of \$22 Net
- Paramount Fine Foods



EATON CENTRE

- Food Court in Eaton Centre
- 447 sq ft
- AAA location with sales over 1.3 mil
- Big Smoke Burger



THE ATRIUM

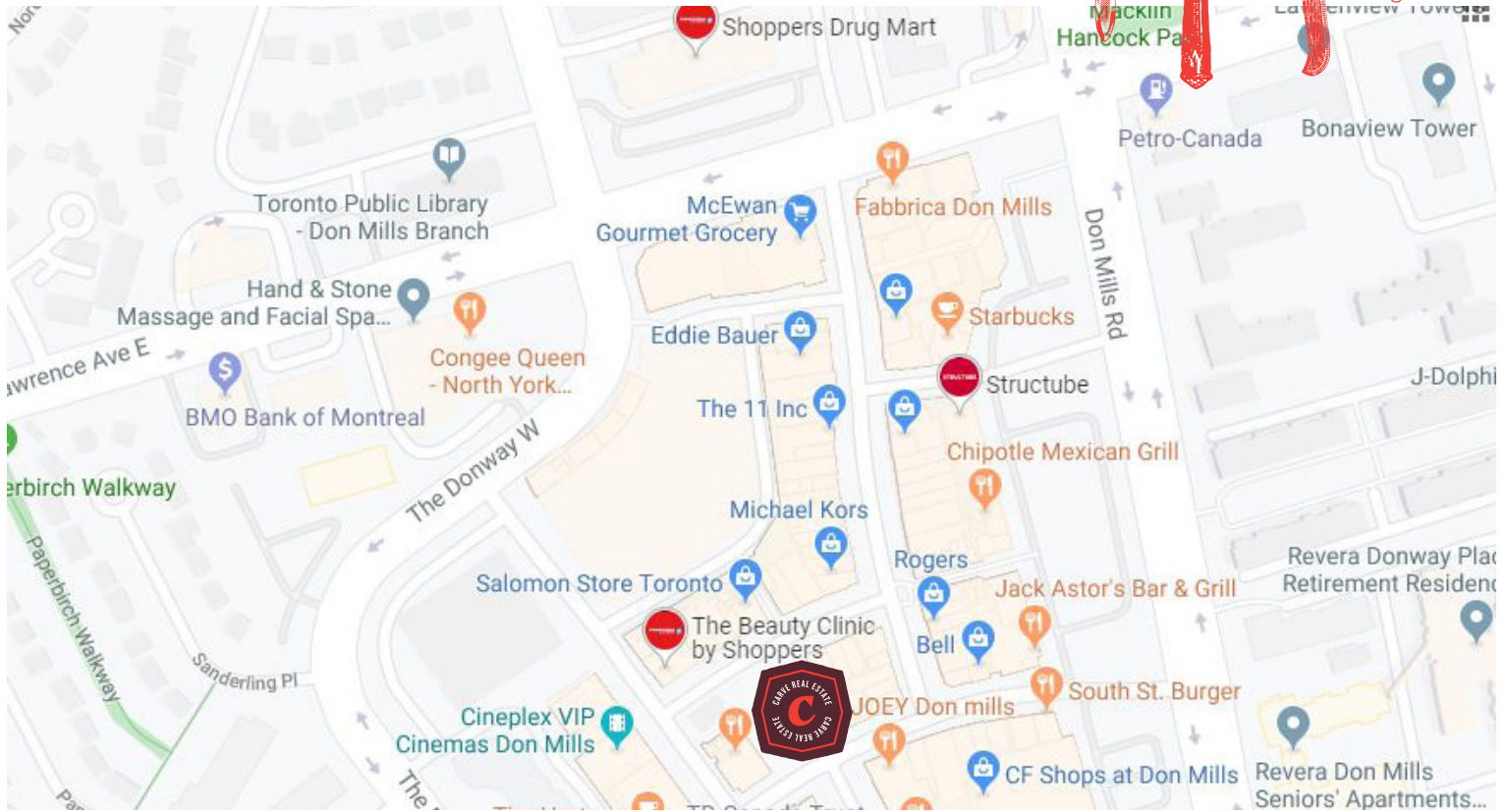
- Licensed Franchise 114 + 43 patio
- 2,604 sq ft
- Great lease of \$21,316 Gross
- St. Louis Bar and Grill



RYAN EARL, Sales Representative
 416-618-0054 | ryan@carverestate.com
 carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
 A commercial division of Re/Max Ultimate Realty Inc.
 836 Dundas St W, Toronto, ON M6J 1V5

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



BUILDING DETAILS

The Shops at Don Mills (corporately known as CF Shops at Don Mills) is a lifestyle centre - type shopping centre in Toronto, Ontario, Canada, located at Don Mills Road and Lawrence Avenue East in the former city of North York. There are 72 retail stores with a total floor space of 47,550 square metres (or 511,824 square feet).

Property Details: H1 is a fantastic location within the Shops with a corner location facing the main square where all of the events happen and where the kids run and play.

Also facing the immensely popular Joey's and Taylor's Landing, and surrounded by dozens of excellent restaurants, this location is AAA and the workmanship and layout of the unit is stunning.

LOT SIZE

Frontage:

40 ft facing the main square

Depth:

Approximately 32.75 ft

Parking:

Hundreds on east side and hundreds more in parkade

Total Area:

1,310 sq ft



RYAN EARL, Sales Representative

416-618-0054 | ryan@carverestate.com

carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5

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