



FOR SALE

2555 VICTORIA PARK AVE, TORONTO

\$99,000

\$3,363 Gross Rent

750 Sq Ft

Shawarma QSR

PITA LAND - SCARBOROUGH

Very low rent and full 12 ft hood in a very busy plaza, make this one seriously desirable location for a middle-eastern quick service restaurant (QSR).

Currently a popular Pita Land franchise with low 5% + 2% royalty and training provided, that can also be rebranded into another concept or franchise.

Great 750 sq ft layout with very good visibility and bright windows, and the open concept kitchen features a 12 ft hood. There is seating for 18.

Great lease of only \$3,363 Gross Rent including TMI and water, with term remaining and surrounded by businesses, residential, offices, and more.

READY FOR SECONDS?

Call me to discuss this listing today.



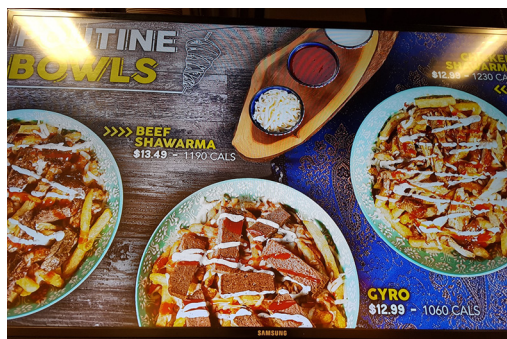
RYAN EARL, Sales Representative

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RE/MAX Ultimate Realty Inc., Brokerage
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MIDDLE-EASTERN RESTAURANTS:



PARAMOUNT FINE FOODS

- Seating for 96 and 34 patio
- 3,472 sq ft
- Competitive lease of \$22 Net
- Shops at Don Mills



FIGS & OLIVES

- QSR with 18 seats + 16 patio
- 1,500 sq ft
- Great lease of \$8,584 gross
- Downtown restaurant with patio



SHAWERMA PLUS

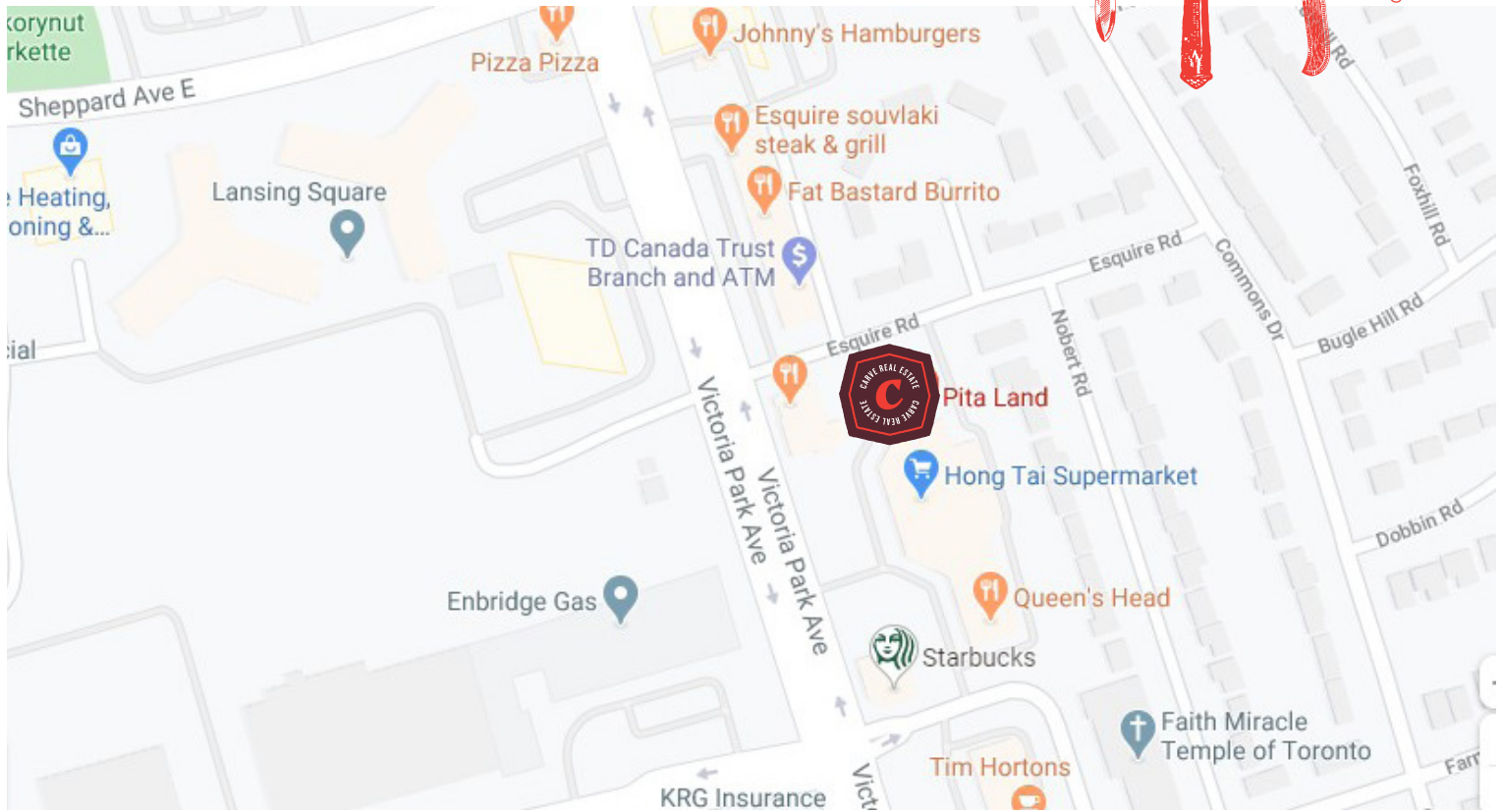
- QSR Fast Service with 20 seats
- 990 sq ft
- Great lease of \$3,982 Gross
- University Campus shawarma



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BUILDING DETAILS

The east side of Victoria Park that runs from Hwy 401 to Sheppard Ave is a foodie's dream. Set up to service the very large office, commercial, and industrial area that surrounds it and employs thousands of workers looking for lunch.

The plaza is also surrounded by schools, transit lines, residential neighbourhoods, and apartments and condos.

Property Details: This plaza and the plazas directly to the north and south feature tons of parking, and such tenants as: Starbucks, Tim Hortons, Pizza Pizza, Paramount Fine Food, pubs, Noodle Delight, Swiss Chalet, Harvey's, Subway, Fat Bastard Burrito, and more.

Ideal location that can be kept as a Pita Land or rebranded. Big potential in a very, very good area.

LOT SIZE

Frontage:

22.61 ft along Victoria Park

Depth:

Approximately 467.33 ft

Raw Measurements:

65.82 ft x 1,149.37 ft x 467.33 ft

Total Area:

169,649.83 ft² (3.895 ac)



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