

**FOR SALE**

**1397 YONGE ST, TORONTO**

**\$59,000**

**\$9,500 Gross Rent**

**1,000 Sq Ft**

**Burger QSR**

## HERO CERTIFIED BURGERS

Excellent corner location Hero Certified Burgers franchise on Yonge St 1 block south of St Clair. Very solid sales increasing yearly perfect for hands on operator with long lease of 2 + 5 years remaining. Full training from franchisor to be provided.

This location is very profitable for a hands-on owner. Competitive lease of \$9,500 gross including TMI/additional rent. Modern buildout for franchise with top of line quality equipment, and no renovations are required.

Very popular franchise produces solid net operating income for hands-on owners. Corner unit with tons of window in very busy neighbourhood, and seating for 18. Please do not go direct.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Sales Representative**

416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
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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



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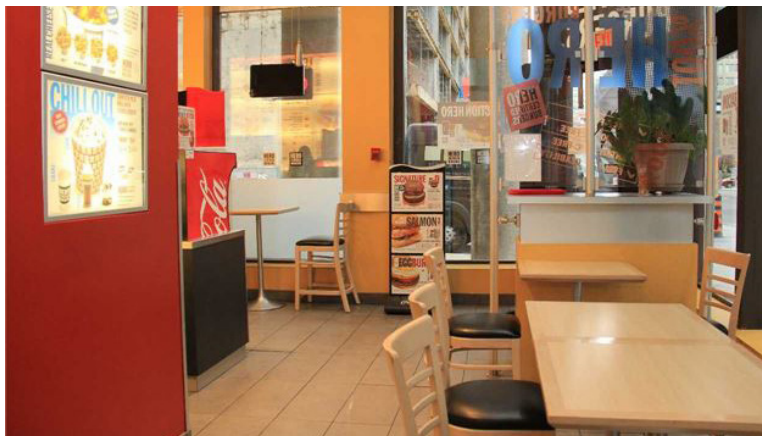


## HERO CERTIFIED BURGERS:



### 79 YONGE ST

- AAA Downtown Toronto Location
- 1,387 Sq Ft
- Great 7 years lease
- Profitable Financial District



### 987 BAY ST

- Burger Franchise with 20 seats
- 1,240 sq ft
- Great lease of \$6,420 Gross Rent
- Perfect operator opportunity



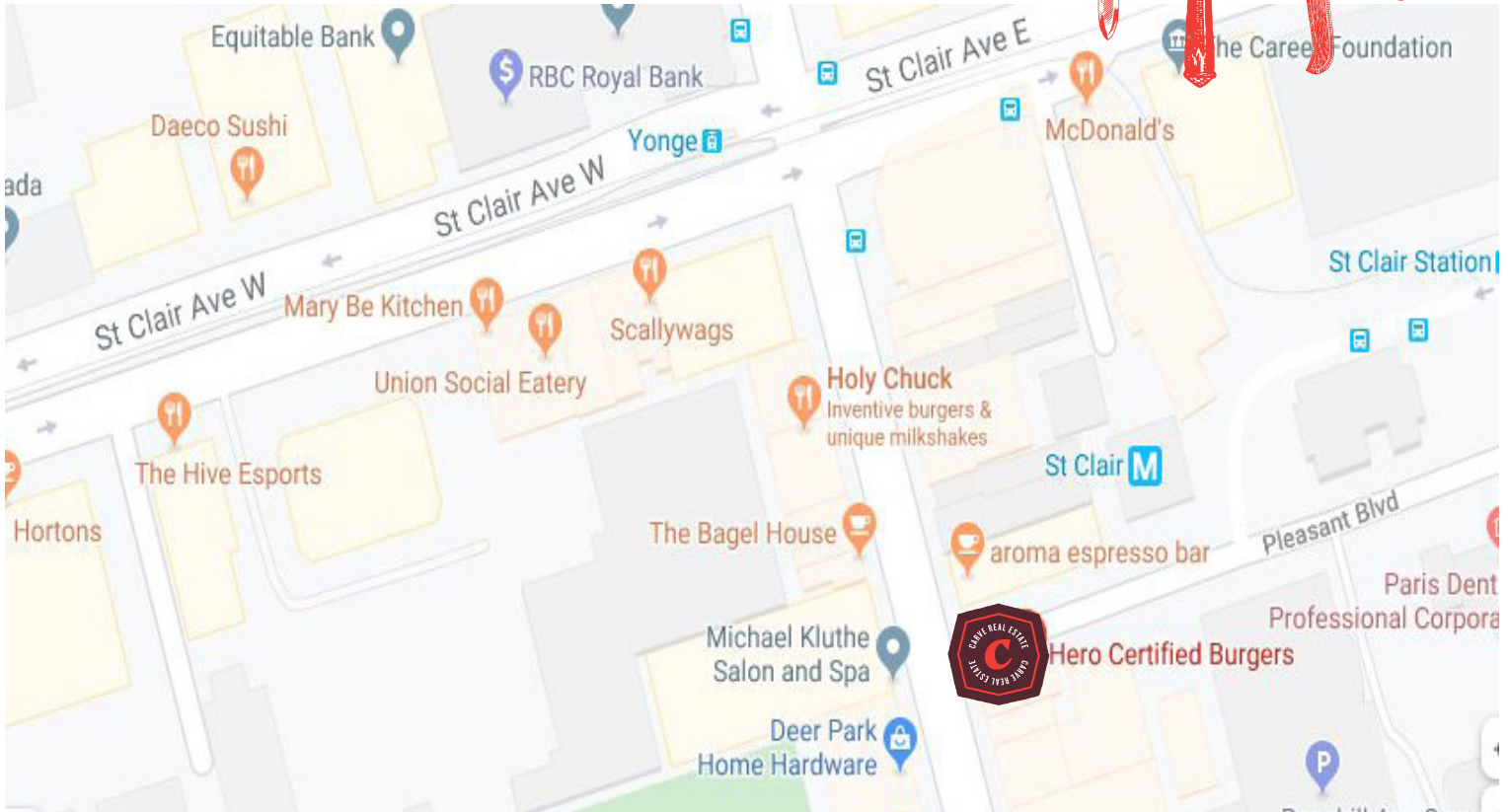
### 1380 MAJOR MACKENZIE RD W

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



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## BUILDING DETAILS

AAA Location in the very popular and affluent Deer Park neighbourhood at the intersection of Yonge and St. Clair. You are literally steps from the St Clair subway station.

Neighbouring tenants include popular restaurants, fast food service, banks, offices, residential neighbourhoods both housing and condos and apartments.

Tons of parking Green P options among others available.

**Property Details:** Very solid building and the buildout and systems are all top of the line. Commanding street presence and visibility with great south-west corner location at Yonge and Pleasant.

### LOT SIZE

**Frontage:**  
17 ft along Yonge Street

**Depth:**  
Approximately 60 ft

**Raw Measurements:**  
60.29 ft x 16.23 ft x 60.11 ft x  
15.27 ft

**Total Area:**  
947.22 ft<sup>2</sup> (0.022 ac)



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