



FOR SALE

202 CLAIR RD E, GUELPH

\$799,000

\$8,641

2,040 Sq Ft

Firehouse Subs Franchise

READY FOR SECONDS?

Call me to discuss this listing today.

FIREHOUSE SUBS

Fantastic Firehouse Subs location with huge sales well at 1.5 million in a fantastic plaza in South Guelph. Surrounded by fantastic restaurants, tons of parking, and great demographics.

Tons of industry nearby that produces very impressive lunch and dinner sales. Very low food and labour costs, 4% + 2% royalties, and great support from head office. 40 seats in high ceiling modern restaurant space only 3 years old. Impressive income for a hands-on operator.

Long-term lease of 7 + 5 + 5 currently paying \$8,641 gross including all TMI and CAM costs. Over 50 parking spaces and great visibility in this AAA plaza. Sales are increasing year by year.



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com
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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 MONEY MAKERS:



BIG SMOKE BURGER

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



FAT BASTARD BURRITO

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



FRESHII

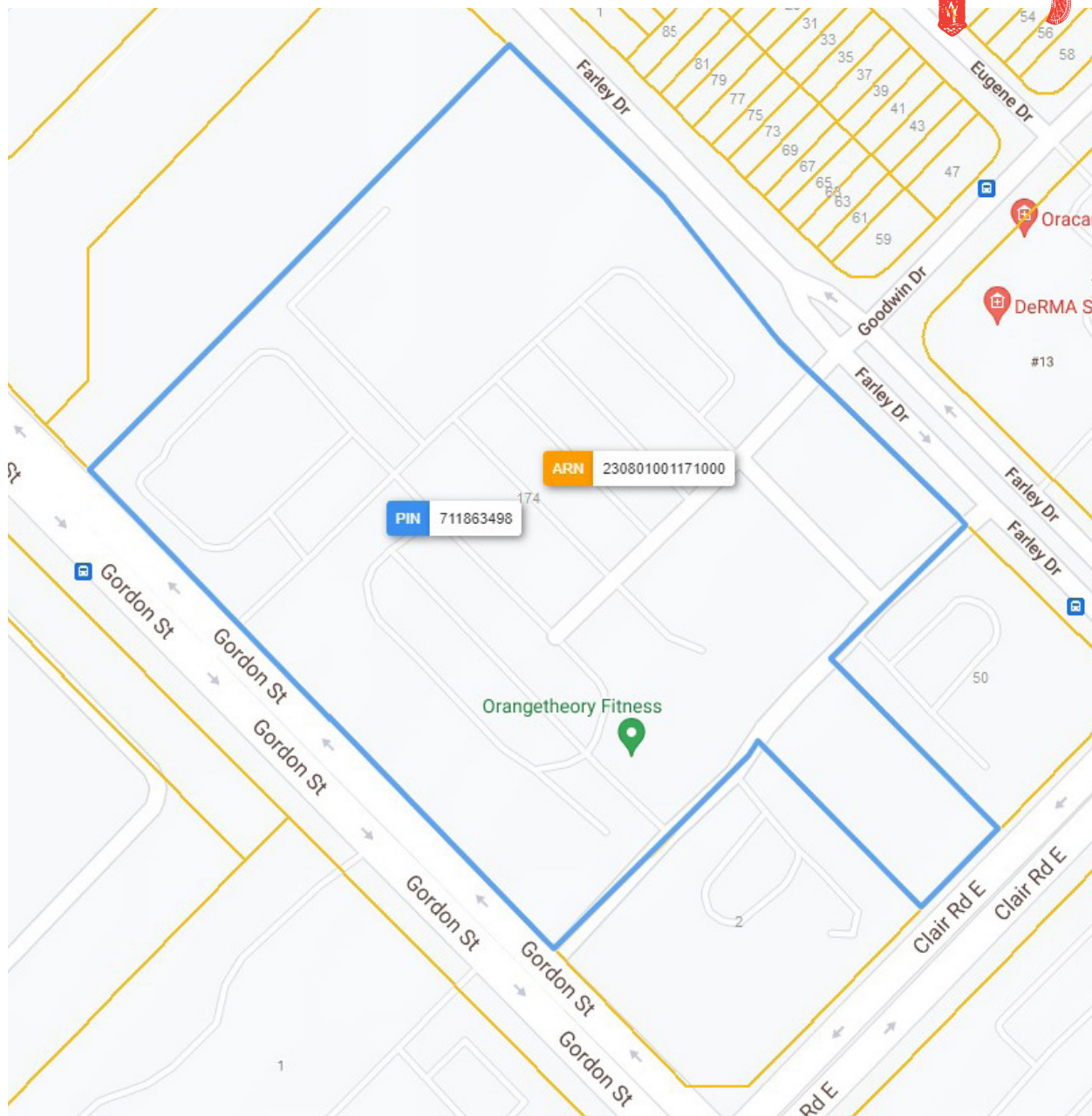
- 5 Freshii locations available!
- 700 - 1,800 sq ft
- Attractive rents with term
- Profitable stores in great locations



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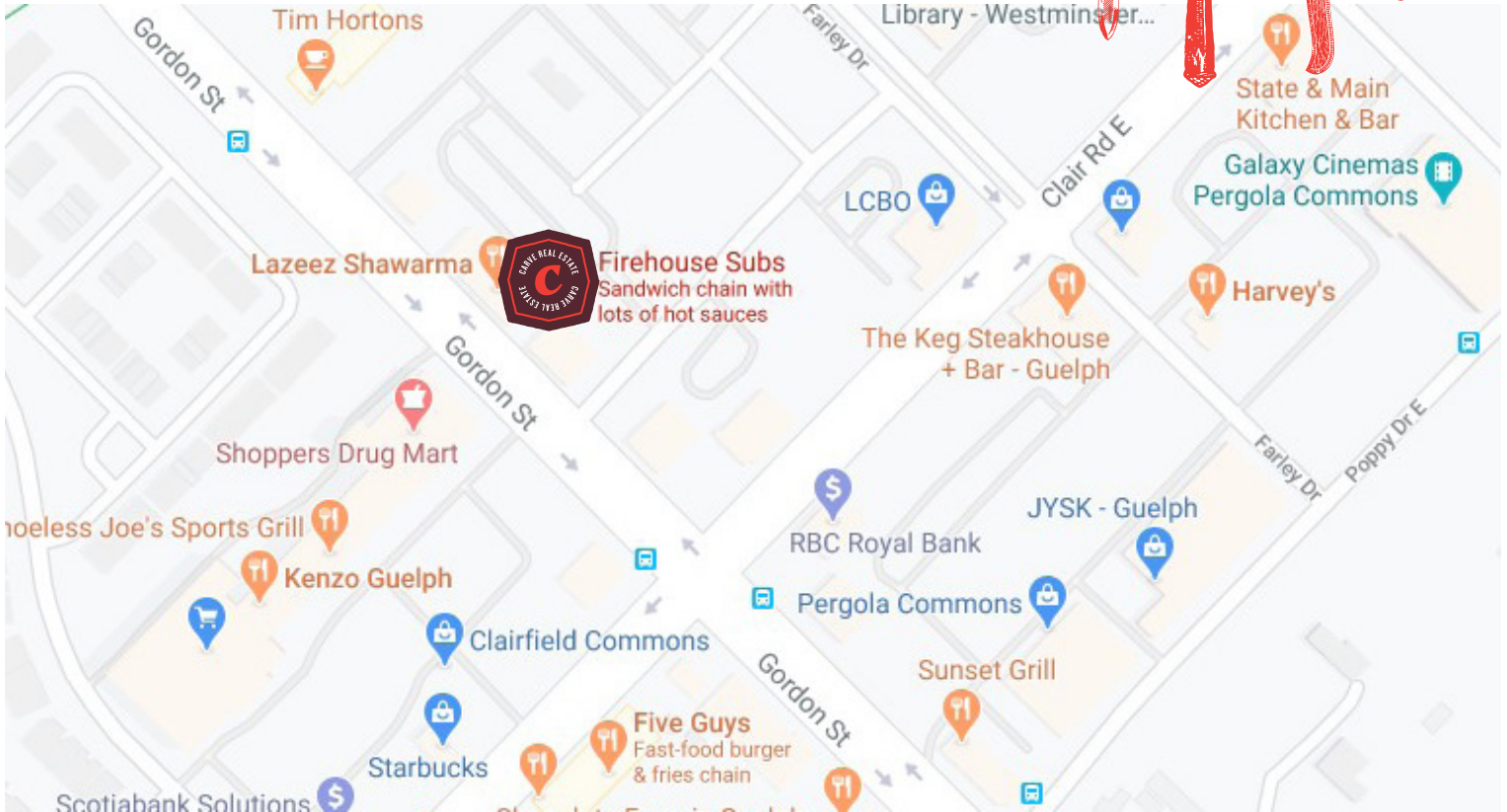


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BUILDING DETAILS

Located in the Clairfields area of South Guelph, and just minutes away from Hwy 401. This plaza and the neighbouring plazas service the residential area as well as the very dense industrial/commercial mix park nearby off of Hwy 6 that houses Sleemans Brewery, Tim Hortons distribution, hotels, manufacturing facilities, and more.

There is a high demand for lunch service as well as dinner sales in this area.

Property Details: AAA plaza that houses such other businesses as: The Keg, LCBO, Tim Hortons, Freshii, St. Louis, Lazeez, CIBC, Mathnasium, Chucks, and more.

The unit itself is on a concrete pad with a modern buildout featuring high ceilings, tall glass windows, wheelchair accessible bathroom, and more.

LOT SIZE

Frontage:

20.00 ft along Clair Road E

Depth:

Approximately 65 ft

Parking:

100+

Total Area:

467,400.83 ft² (10.730 ac)



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