



FOR SALE

523 ANNETTE ST, TORONTO

\$99,000

\$4,248 Gross Rent

900 Sq Ft

Middle Eastern QSR

SHAWARMA BOYS

Shawarma Boys at Runnymede and Annette is a fantastic QSR (quick-service restaurant) in a corner location with commanding views of the traffic, bike lanes, and sidewalks. The intersection is surrounded by high schools in a very good residential area.

A large 12 ft hood, 20 seats, and a take-away area make this a perfect fast-food restaurant that can be converted into many different uses.

Currently doing very, very good sales with walk-ins, catering, and delivery, this restaurant is able to service any type of cuisine. Excellent Net Operating Income.

Impressive lease of only \$4,325 Gross including TMI with 3 + 5 years remaining.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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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).



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SHAWARMA BUSINESSES:



SHAWARMA PITA PALACE

- Very popular shawarma QSR
- 1,700 sq ft
- \$6,500 gross rent
- Big sales and HUGE NOI



BELADI'S BAKERY

- Beladi's Bakery and QSR
- 1,700 sq ft
- \$6,270 gross rent
- Gorgeous middle-eastern restaurant



PARAMOUNT FINE FOODS

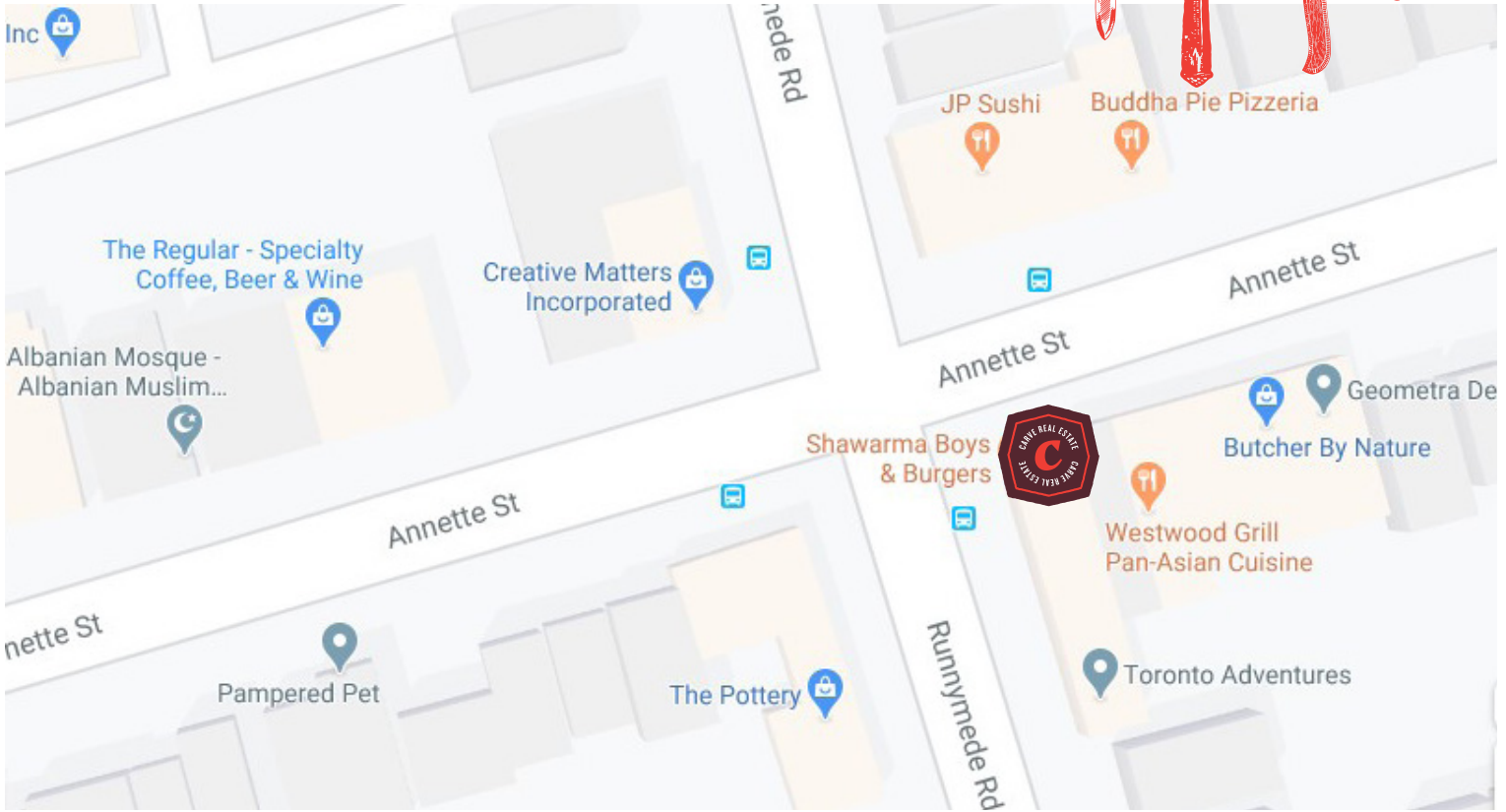
- Seating for 96 and 34 patio
- 3,472 sq ft
- Competitive lease of \$22 Net
- Shops at Don Mills



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BUILDING DETAILS

High Park North - Runnymede is a very good area with impressive demographics. This location is literally surrounded by schools for lunch sales, with different types of schools in literally every direction.

Steps away from the Junction, High Park and Bloor West Village, and Lambton Baby Point.

There is a bike lane at the doorstep and lots of street parking for delivery services.

Property Details: Solid building and this corner unit has very good visibility on the popular south-east corner. Full basement, 11 foot long commercial hood, prep area, tons of refrigeration, and more.

LOT SIZE

Frontage:
20.34 ft along Annette St

Depth:
Approximately 100 ft

Raw Measurements:
21.41 ft x 100.14 ft x 21.79 ft x 100.15 ft

Total Area:
2,152.78 ft² (0.049 ac)



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