



FOR SALE

1244 LAWRENCE AVE E, TORONTO

SUBWAY SANDWICHES

Great Subway franchise location just off of the DVP on Lawrence Ave E, and right beside a Tim Horton's with a drive-thru. This is a consistent performer and produces 15% NOI on the net sales.

Long lease with 4 + 5 remaining and \$6,681 gross rent including TMI. 24 seats and ample parking, with great exposure to Lawrence.

Wedged between schools and the great residential neighbourhood of Parkwoods, and the Railside industrial/commercial area for busy lunches. Full training to be provided by franchisor. Perfect business for hands-on owner or family.

\$249,000

\$6,681 Gross Rent

1,200 Sq Ft

Subway Franchise

READY FOR SECONDS?

Call me to discuss this listing today.



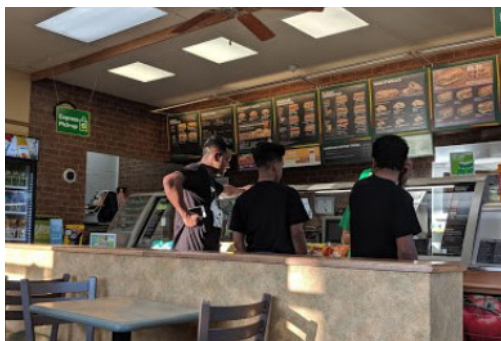
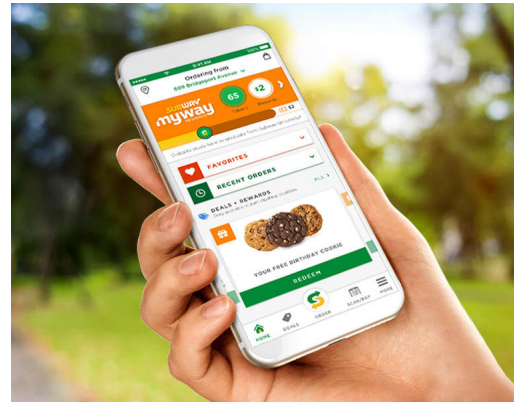
RYAN EARL, Broker and Founder

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RE/MAX Ultimate Realty Inc., Brokerage
 836 Dundas St W, Toronto, ON M6J 1V5

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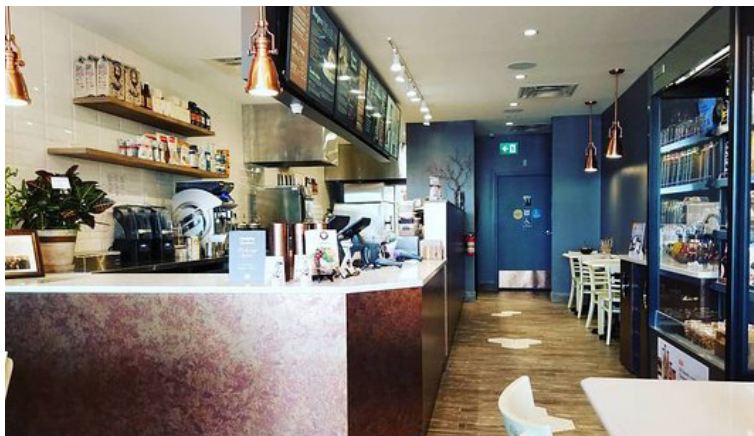


OTHER LOCATIONS:



SUBWAY SANDWICHES

- Subway Franchise with 16 seats
- 997 sq ft
- \$4,351 gross rent
- Great location strong NOI



COPPER BRANCH

- Multiple locations available Toronto/GTA
- 700 - 1,500 sq ft
- Competitive rents and leases
- Solid sales and profitability



PIZZAVILLE

- Great locations in the Beaches
- 1,550 sq ft
- Below market lease \$5,200 Gross
- Profitable Pizza Franchise

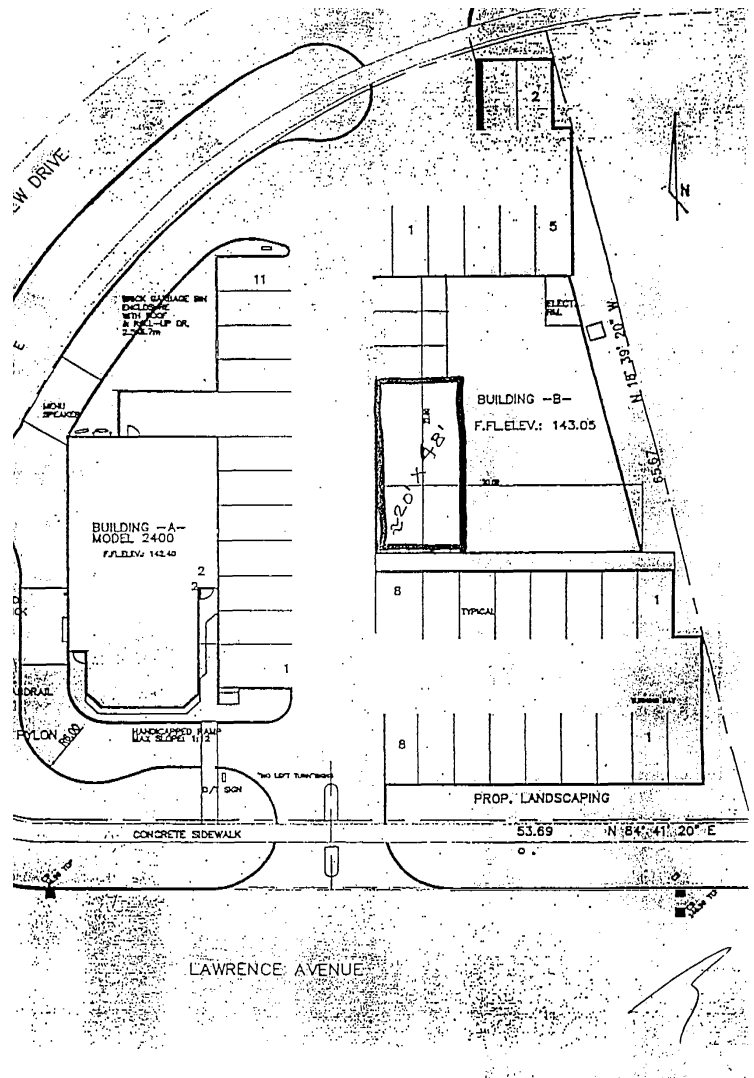
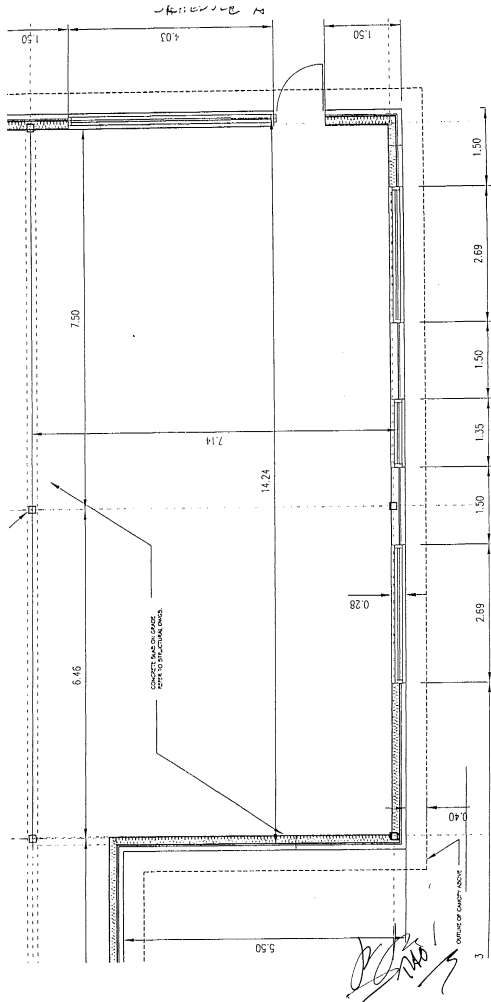


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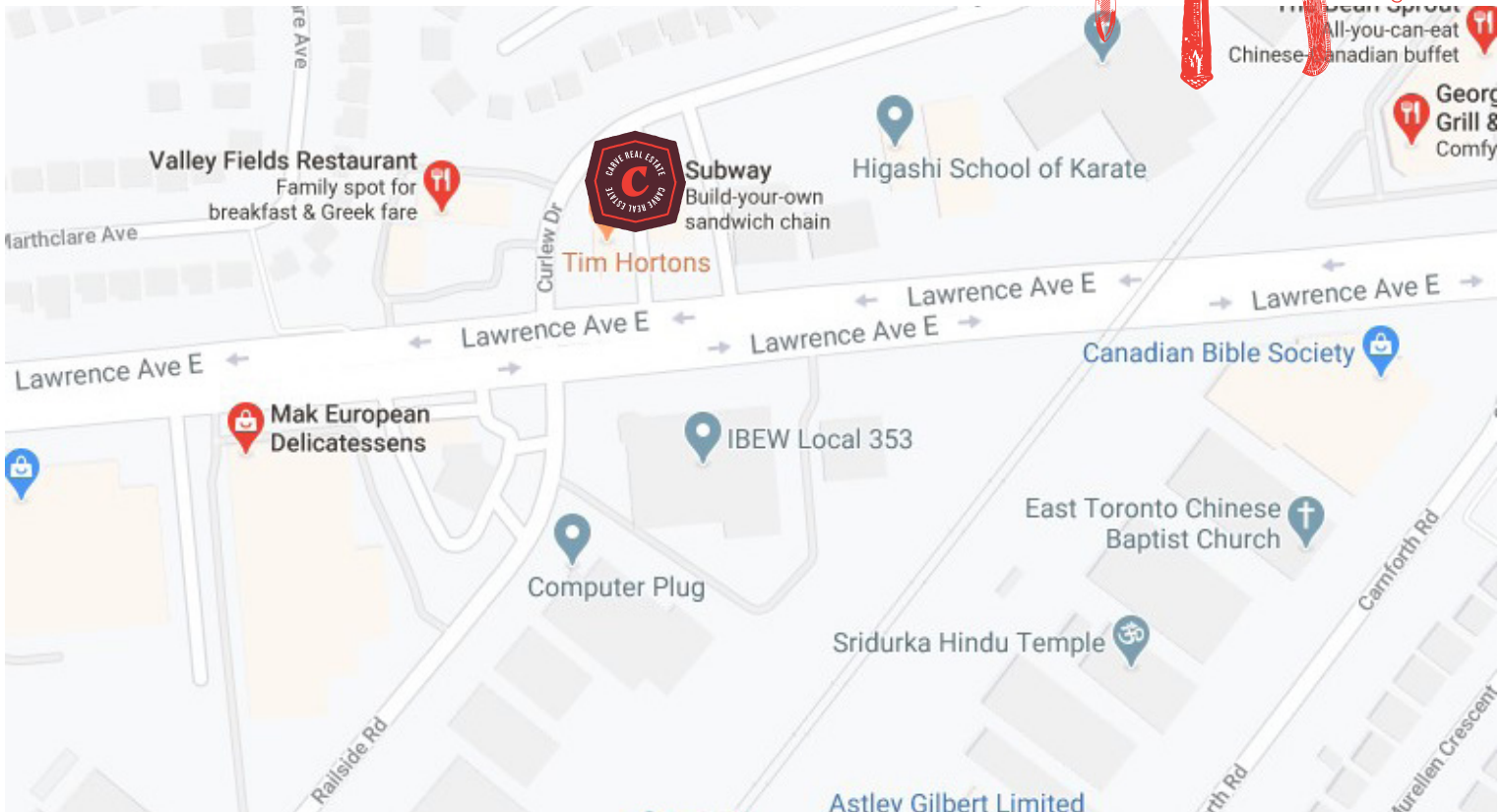


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BUILDING DETAILS

This Subway Sandwiches is located just off of the DVP on Lawrence Ave E in a very busy area that collects enormous vehicle and transit traffic. Less than a minute away from the Don Valley Parkway exists.

To the north lies Parkwoods, a very nice residential area with 6 schools in it's borders.

To the south lie Railside and Carnforth, two large streets each boasting a collection of office buildings, industrial, commercial, small businesses, and places of worship.

Property Details: Great visibility to the street, with access to the north as well. Tim Horton's brings in a ton of traffic and the Subway benefits from it. Lots of parking.

LOT SIZE

Frontage:
190 ft along Lawrence Ave E

Depth:
Approximately 200 ft

Parking:
30 spots

Total Area:
29,633.02 ft² (0.680 ac)



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