



**FOR SALE**

**2555 VICTORIA PARK, TORONTO**

**\$149,000**

**\$4,351 Gross Rent**

**997 Sq Ft**

**Subway Franchise**

## SUBWAY SANDWICHES

The very popular Subway Sandwiches franchise located in the very busy Victoria Commons Shipping Centre located at Vic Park and Sheppard. Over 20 years history this store is a producer, with 16 seats, cheap rent of only \$4,351 Gross including TMI, 2 + 5 + 5 years remaining, and consistent sales that produce a whopping 15% NOI on the Net Sales.

Full training to be provided by franchisor. This area is fantastic for lunch and dinner, with great commercial/residential mix.

Lease to be transferred. This is a profitable Subway location and is a real producer for a hands-on operator.

**READY FOR SECONDS?**

Call me to discuss this listing today.



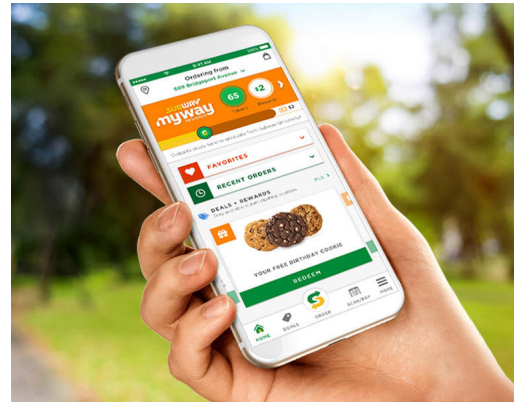
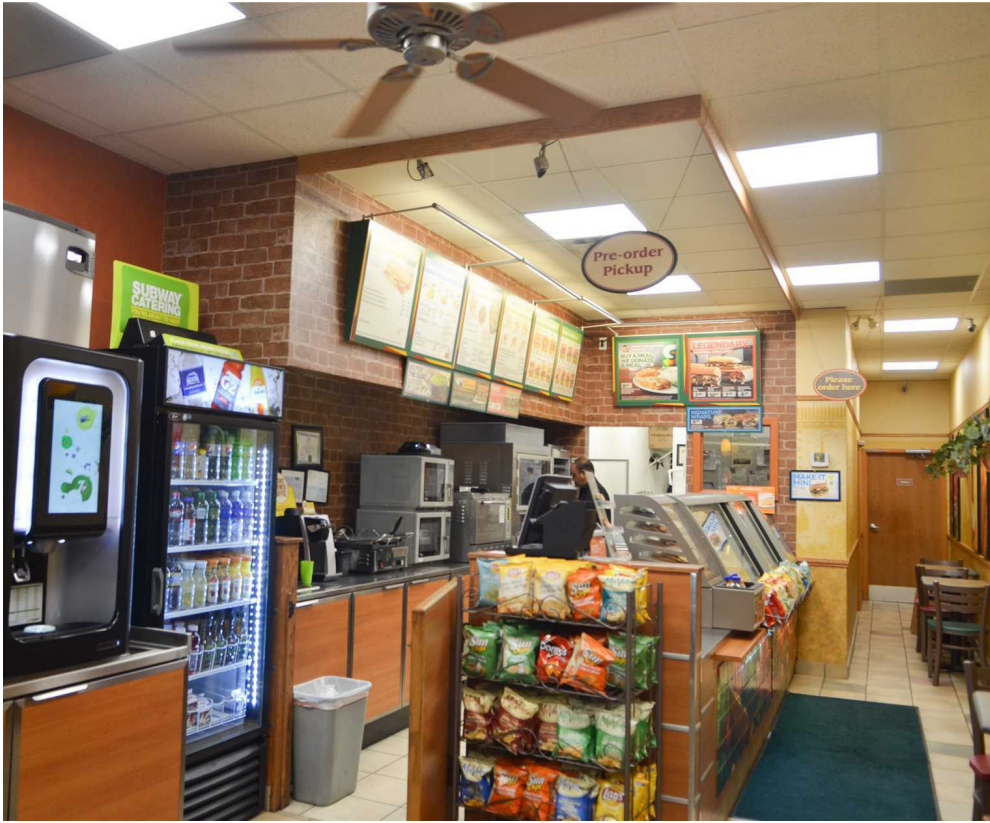
**RYAN EARL, Broker and Founder**  
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This document is not meant to solicit existing listings. (12.2002).



# carve REAL ESTATE



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## OTHER LOCATIONS:



### SUBWAY SANDWICHES

- Subway Franchise with 24 seats
- 1,200 sq ft
- \$6,681 gross rent
- Busy area in North York great NOI



### HERO CERTIFIED BURGERS

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



### PITA PIT

- Multiple locations available
- 900 - 1,200 sq ft
- Competitive rents and leases
- Solid sales and profitability

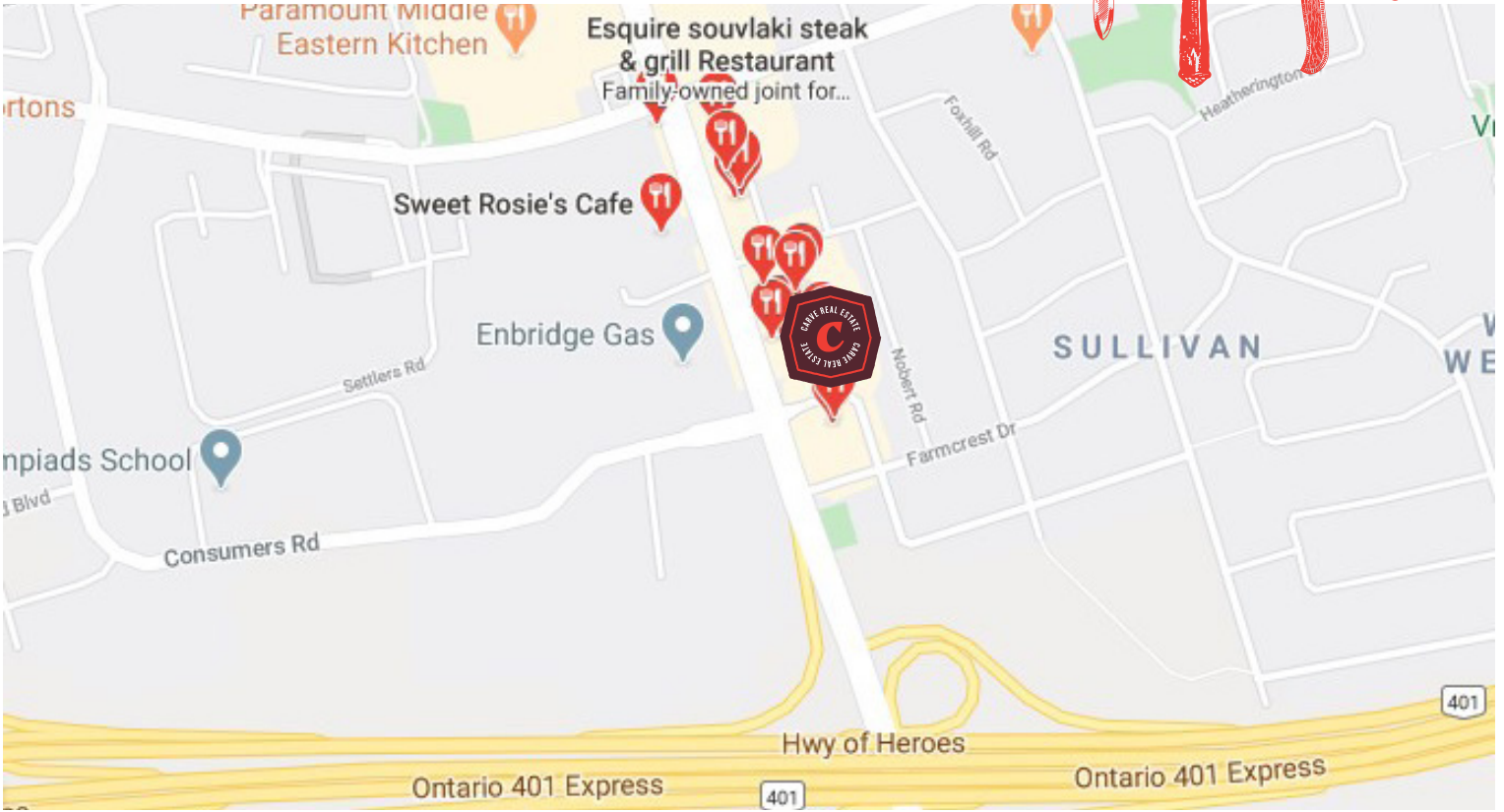


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## BUILDING DETAILS

The Victoria Commons Shopping Centre has long been one of Toronto's busiest plazas for lunch sales. There is a very large industrial and commercial park area directly across the street, there are literally hundreds of offices in the area, and a strong residential area to the east.

Direct access to Hwy 401 and the 401/404/DVP junction.

**Property Details:** The plaza is in excellent shape and features a ton of food businesses including:

- Tim Horton's
- Pita Land
- Harvey's
- Swiss Chalet
- Starbucks
- Wendy's
- Noodle Delight
- and more...

### LOT SIZE

**Frontage:**

18 ft along Victoria Park Ave

**Depth:**

Approximately 55.39 ft

**Raw Measurements:**

65.82 ft x 1,149.37 ft x 467.33 ft

**Total Area:**

169,649.83 ft<sup>2</sup> (3.895 ac)



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