



FOR SALE

7181 YONGE ST, MARKHAM

\$559,000

\$2,782 gross rent

742 Sq Ft

Investment Property

COMMERCIAL INVESTMENT

Great income property at this corner unit in the food court of the very popular World On Yonge commercial centre. Fully leased out to a popular food use/food court business. 1 year into a new lease with tons of term left, currently paying \$1,360.33 Net with additional rents paid by the tenant, and increases over the term with options to renew.

Solid investment in this new development and great visibility from the popular food court. Tons of parking spaces both outside and in underground.

Investment property that is fully leased out. Please do not go direct or speak to the tenants. They are not associated with the sale. Full breakdown of lease available upon request.

READY FOR SECONDS?

Call me to discuss this listing today.



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).



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OTHER SHOPPING MALLS:



CF EATON CENTRE

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



CENTERPOINT MALL

- Excellent food court location
- 303 sq ft
- \$8,000 gross rent with term
- Open to rebranding



DUFFERIN MALL

- Great food court location
- 296 sq ft plus storage
- Long term lease at \$8,000 gross
- Burrito/Mexican concepts and more



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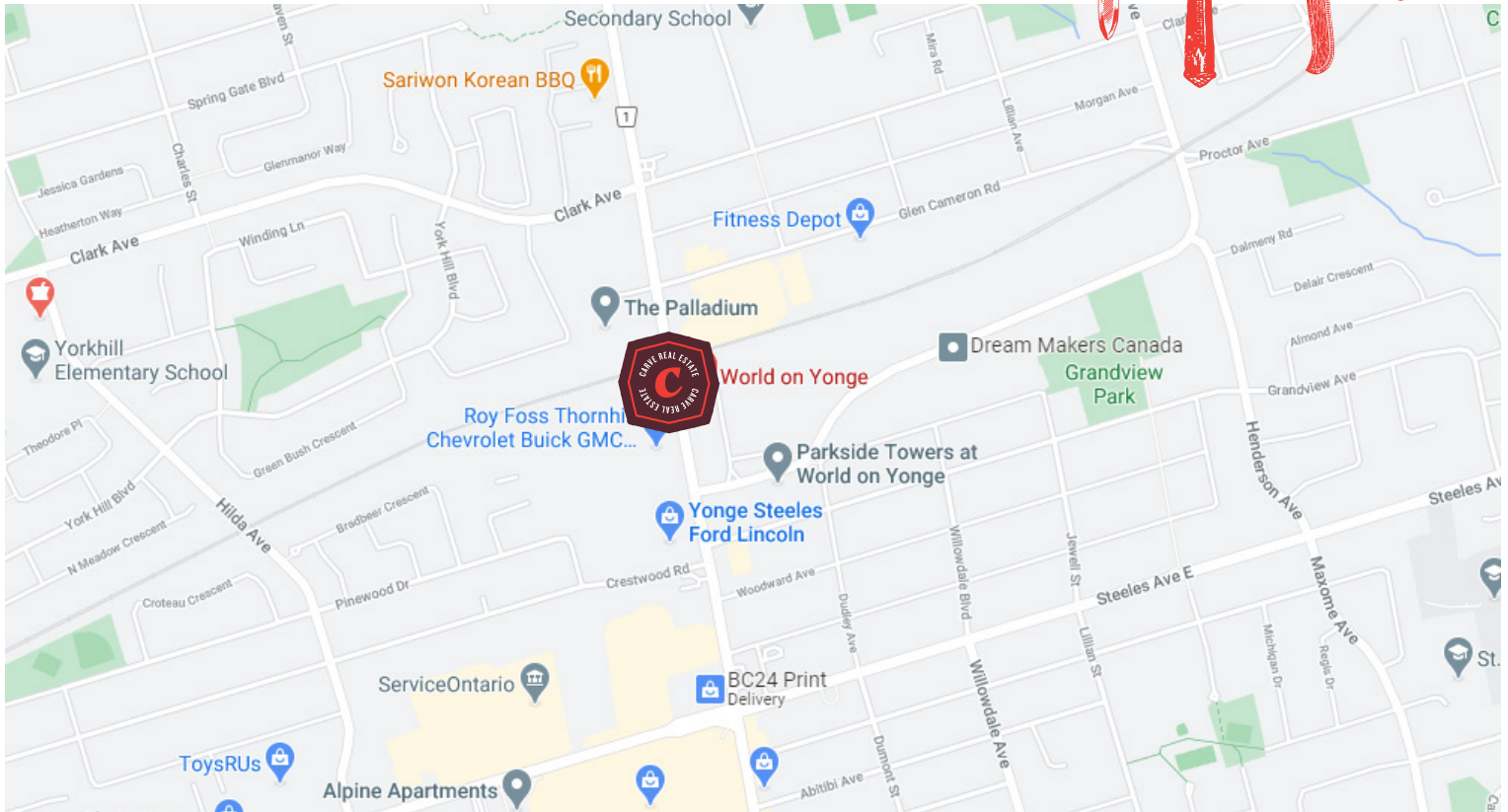


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BUILDING DETAILS

The World on Yonge is a modern small city within a city, with an office tower, four residential towers full of condos, and mall shopping centre, pedestrian shopping and restaurants, and green park and outdoor area, and tons of parking options.

This is a master-planned community located on Yonge Street, Toronto's main artery.

Property Details: This unit is located on the 2nd floor of the shopping centre, commanding a corner location in the very popular food court.

Top of the line build out with modern amenities and leasehold improvements. The current lease is for a strong tenant with lots of term on the lease.

LOT SIZE

Frontage:
30 ft along Yonge Street

Depth:
Approximately 25 ft

Raw Measurements:
292.27 ft x 741.81 ft x 331.61 ft
x 255.24 ft x 426.01 ft

Total Area:
416,379.94 ft² (9.559 ac)



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