



Shawarma Pita Palace



FOR SALE

1103 ADELAIDE ST N, LONDON

\$449,000

\$6,500 gross rent

1,700 Sq Ft

Shawarma QSR

SHAWARMA PITA PALACE

The very popular and profitable Shawarma Pita Palace in North London is available! Outstanding sales and NOI/Net Operating Income for a passive hands-off operator, and even more income for an owner who works at the store.

This restaurant/QSR boasts excellent scores and very high quality food, and is situated at one of London's busiest intersections. There is the possibility of rebranding, however this is a money maker and a proven performer.

Lease rate of \$6,500 gross including TMI and CAM, with 5 + 10 years remaining on the lease. Two hood systems with 12 ft and 6 ft, walk-in cooler, and seating for 42. The large parking has 50 parking spaces. Great signage and visibility.

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).

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LONDON RESTAURANTS:



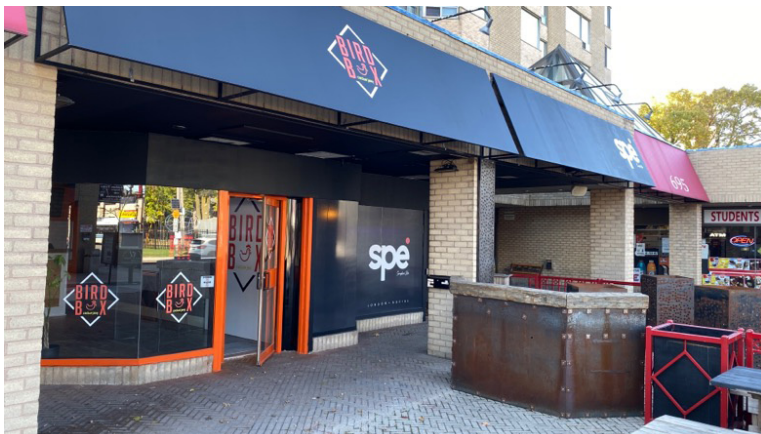
TAHINI'S WESTMOUNT

- Tahini's third location in London
- 2,400 sq ft
- Amazing lease of \$7,965 gross
- Big sales of 800k and growing



VELOCE ITALIAN KITCHEN

- Licensed for 60 Pizza/Italian franchise
- 2,000 sq ft
- Solid lease of \$6,600 Gross
- Liquor license for 60



BIRD BOX FRIED CHICKEN

- Bird Box southern fried chicken
- 1,400 sq ft
- Super low \$3,500 gross rent
- Outstanding sales and profits!!!

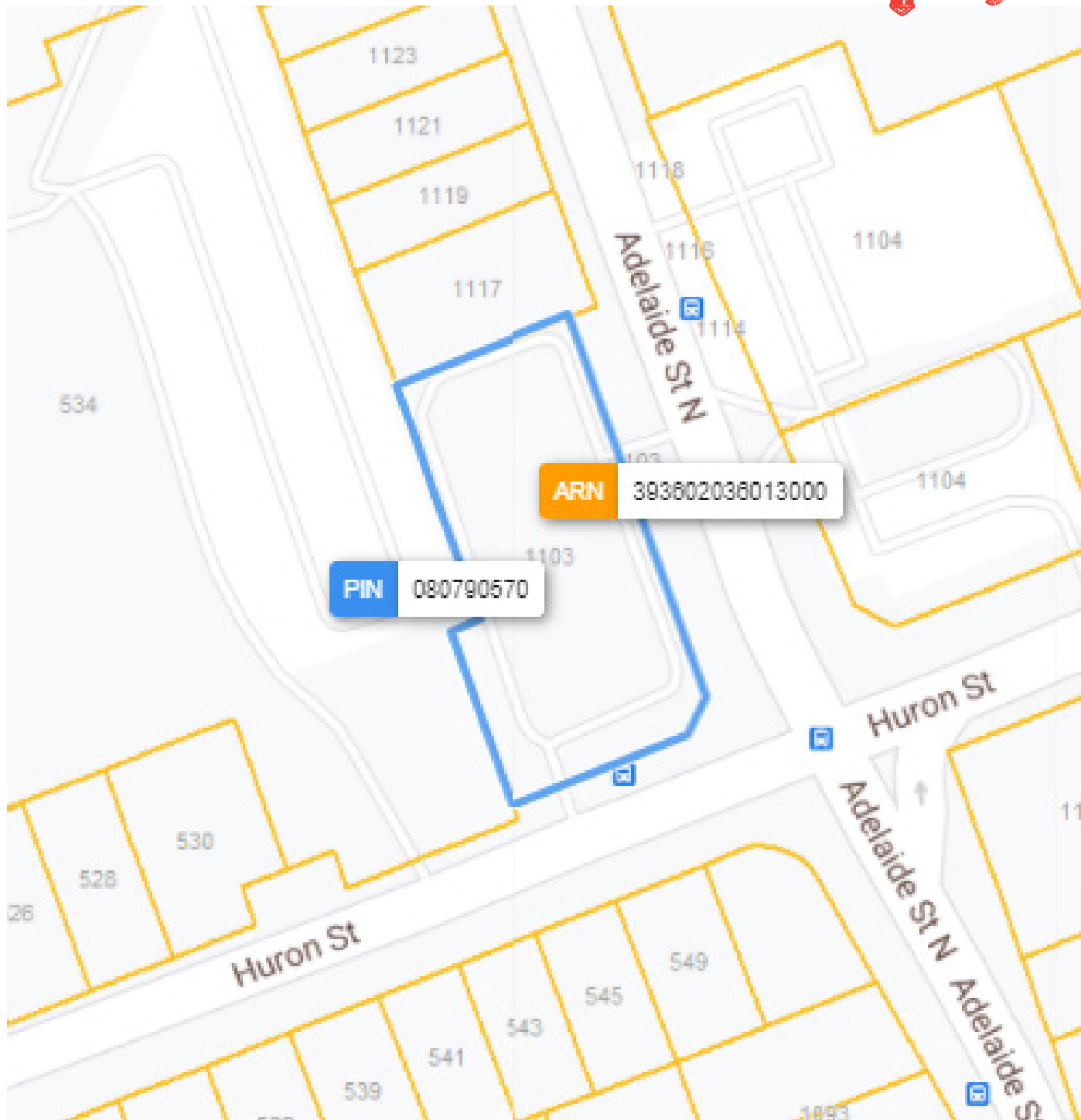


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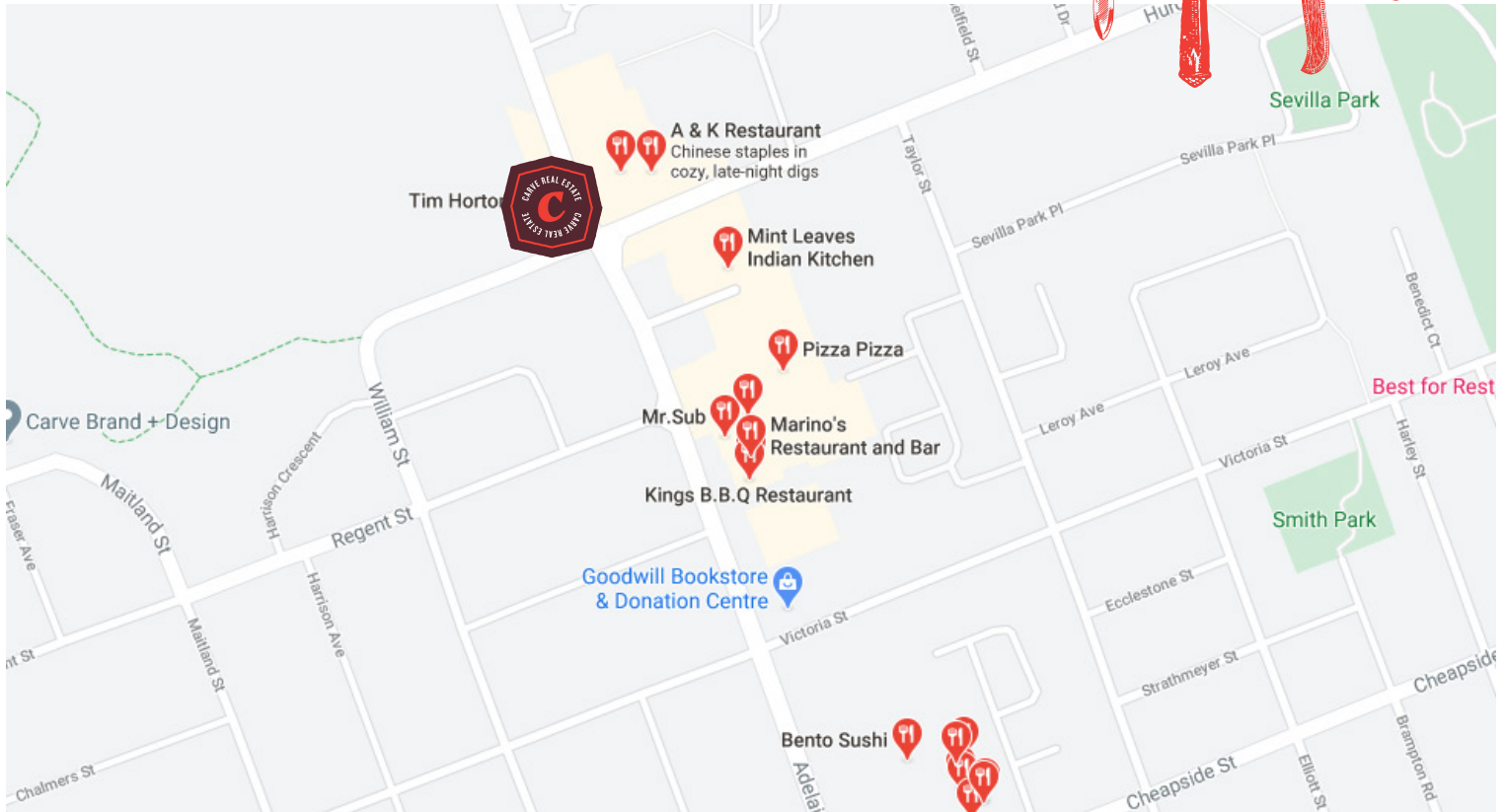


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BUILDING DETAILS

Dufferin Mall is the premier shopping center in Toronto's West End. Located steps from the subway system, it is home to over 120 shops, including dozens in its large, bright, and beautiful food court.

Thousands of customers pass through its doors every day, and recent renovations have made it brighter and more modern.

Property Details: There are hundreds of parking spaces, a large park directly across the street, and box stores and restaurants that are situated on pads in the parking lot.

This is an excellent opportunity for a new concept to move in to a very in-demand shopping center that is not normally available. Restrictive covenants and competition will dictate which cuisine/concept will be allowed.

LOT SIZE

Frontage:
25 ft along Adelaide St N

Depth:
Approximately 68 ft

Raw Measurements:
128.60 ft x 274.39 ft x 127.16 ft
x 168.71 ft x 125.30 ft

Total Area:
39,815.67 ft² (0.914 ac)



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