



FOR SALE

1053 SIMCOE ST N, OSHAWA

\$449,000

\$11,504 gross rent

5,816 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

TRADITIONS RESTAURANT

The long-standing Traditions Family Restaurant in northern Oshawa on Simcoe is available. This neighbourhood mainstay has been in operation for over 30 years and has the sales to prove it! Located in a busy plaza with tons of parking and great visibility.

Excellent lease rate of \$11,504 gross including TMI, with a long 1 + 5 + 5 year term. This is the anchor tenant in the plaza and is the destination for the surrounded residential areas and local businesses.

5,816 sq ft provide tons of seating and a huge production kitchen, complete with a 18 ft hood, 3 walk-in fridges, and a takeout area for pick up and delivery. Liquor license of 270. Can be rebranded or kept as is with training.



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com

carverestate.com

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 BREAKFAST LOCATIONS:



SOPHIE'S KITCHEN

- Very popular in Leaside
- 900 sq ft
- \$4,778 gross rent
- Great sales and can be converted



FRESHII DANFORTH

- 6 Freshii locations available
- 1,300 sq ft
- \$6,280 gross rent
- AAA location in Danforth

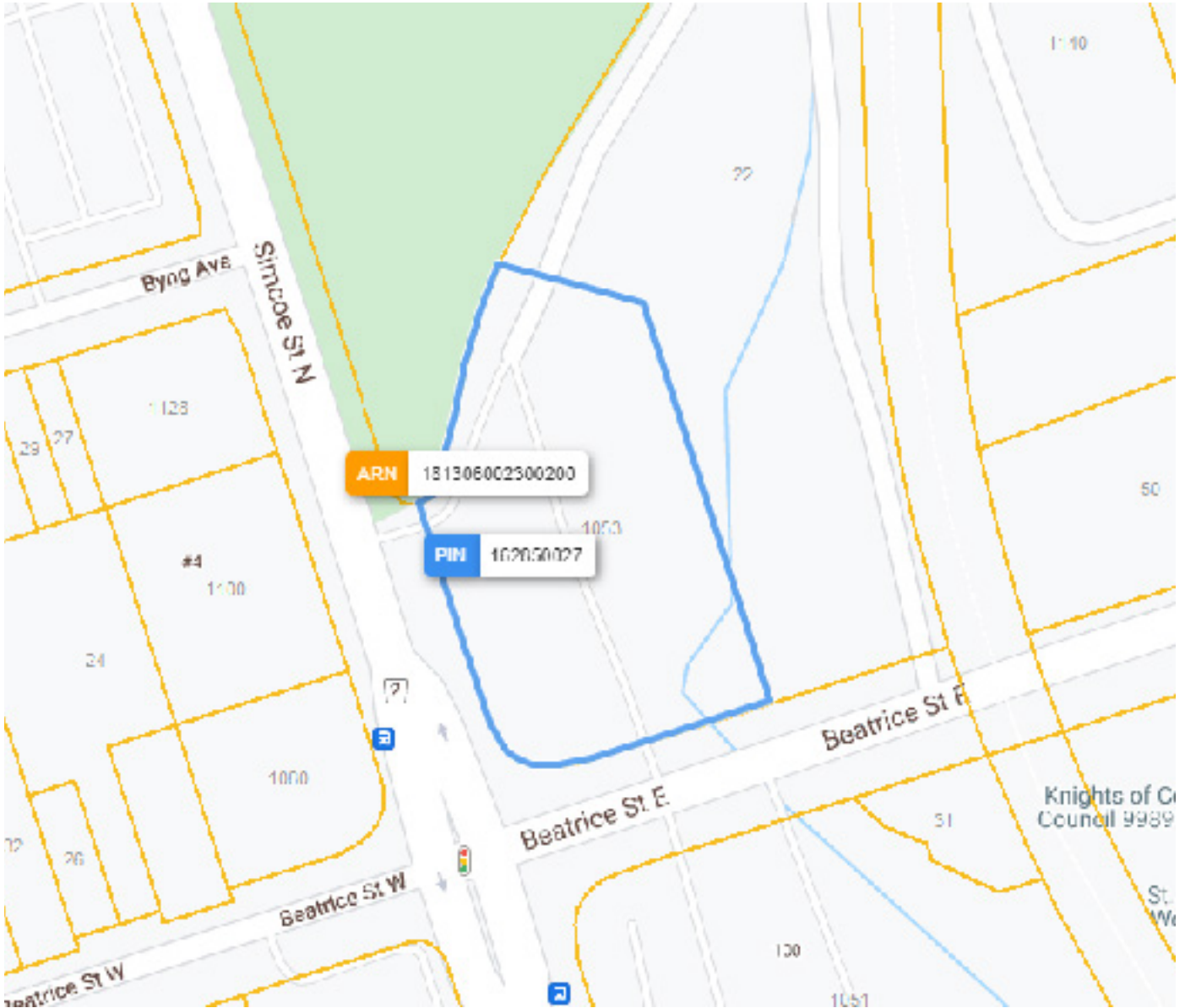


GASPAR CAFE

- Popular cafe in Junction Triangle
- 925 sq ft
- \$5,400 gross rent
- Profitable and rebrandable



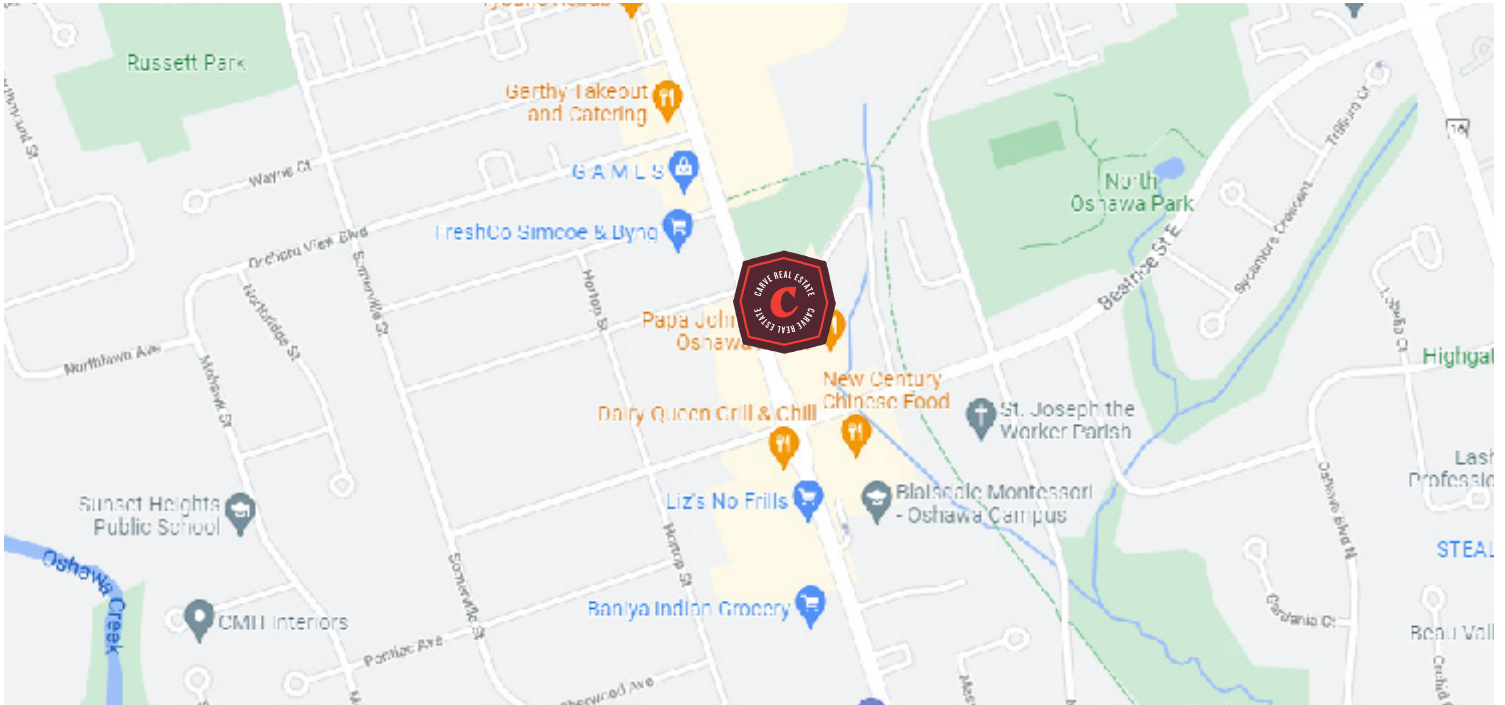
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BUILDING DETAILS

North Oshawa is a booming part of Durham and home to the Oshawa Executive Airport, Durham College, the University of Ontario, and tons of residential neighbourhoods, businesses, and industrial buildings.

This plaza is located at the intersection of Simcoe Street North and Beatrice Street East and is very busy throughout the day.

Property Details: The seating area of the restaurant is absolutely huge with roughly 4,500 square feet of customer area. There is also a takeout area with its own entrance for pick-ups, deliveries, and the third-party apps.

There is a full production kitchen full of excellent equipment and is more than capable of handling the 270 liquor license. There are 2 walk-in fridges and 1 walk-in freezer.

LOT SIZE

Frontage:

349.31 ft along Simcoe St N

Depth:

Approximately 200 ft

Raw Measurements:

349.31 ft x 124.81 ft x 199.88 ft
x 192.72 ft x 200.03 ft

Total Area:

80,277.17 ft² (1,843 ac)



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