



**FOR SALE**

**3221 DERRY RD W, MISSISSAUGA**

**\$249,000**

**\$6,500 Gross Rent**

**1,650 Sq Ft**

**Fish & Chips Franchise**

## HERITAGE FISH & CHIPS

Heritage Fish & Chips Restaurants is selling the portfolio! This location in Mississauga on Derry Rd W is one of the best performers in a group of winners. Very impressive sales with a history of profitability that has stood time and a pandemic.

The store does great sales in a busy plaza in northwest Mississauga and boasts the profitability of the rest of a locations in this fabulous Canadian franchise. 1,650 sq ft layout ideal for deliveries with 30 seats.

Very attractive rent of \$6,500 gross including TMI with 4 + 5 years remaining on the term. Full large hood system, modern buildout, and great equipment. Full training provided as a franchisee or buy the entire franchise and grow!

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## HERITAGE FISH & CHIPS:



### BRAMPTON CENTRAL

- Profitable Heritage Fish & Chips
- 3,500 sq ft
- \$8,000 gross rent
- Available as part of package



### BRAMPTON WEST

- Profitable Heritage Fish & Chips
- 2,600 sq ft
- \$6,500 gross rent
- Available as part of package



### BRAMPTON EAST

- Profitable Heritage Fish & Chips
- 1,400 sq ft
- \$4,000 gross rent
- Available as part of package

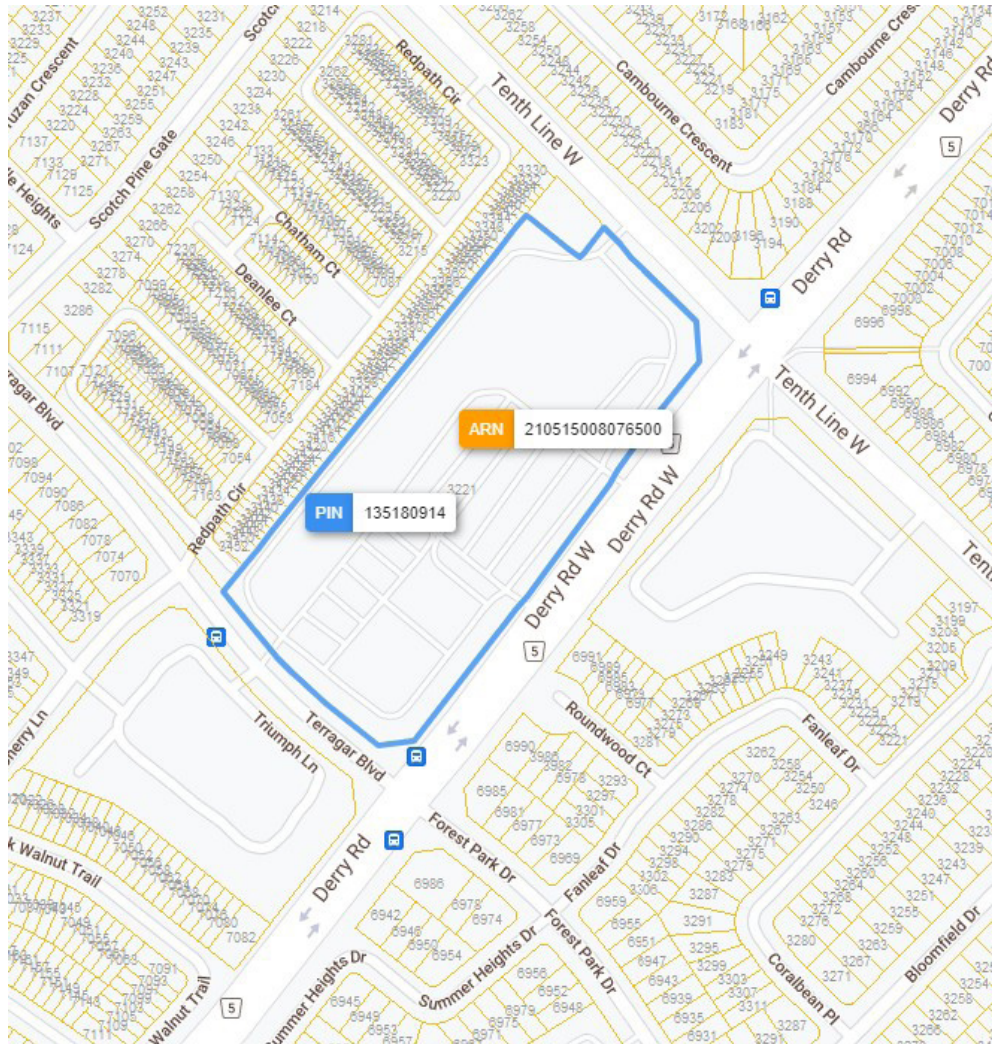


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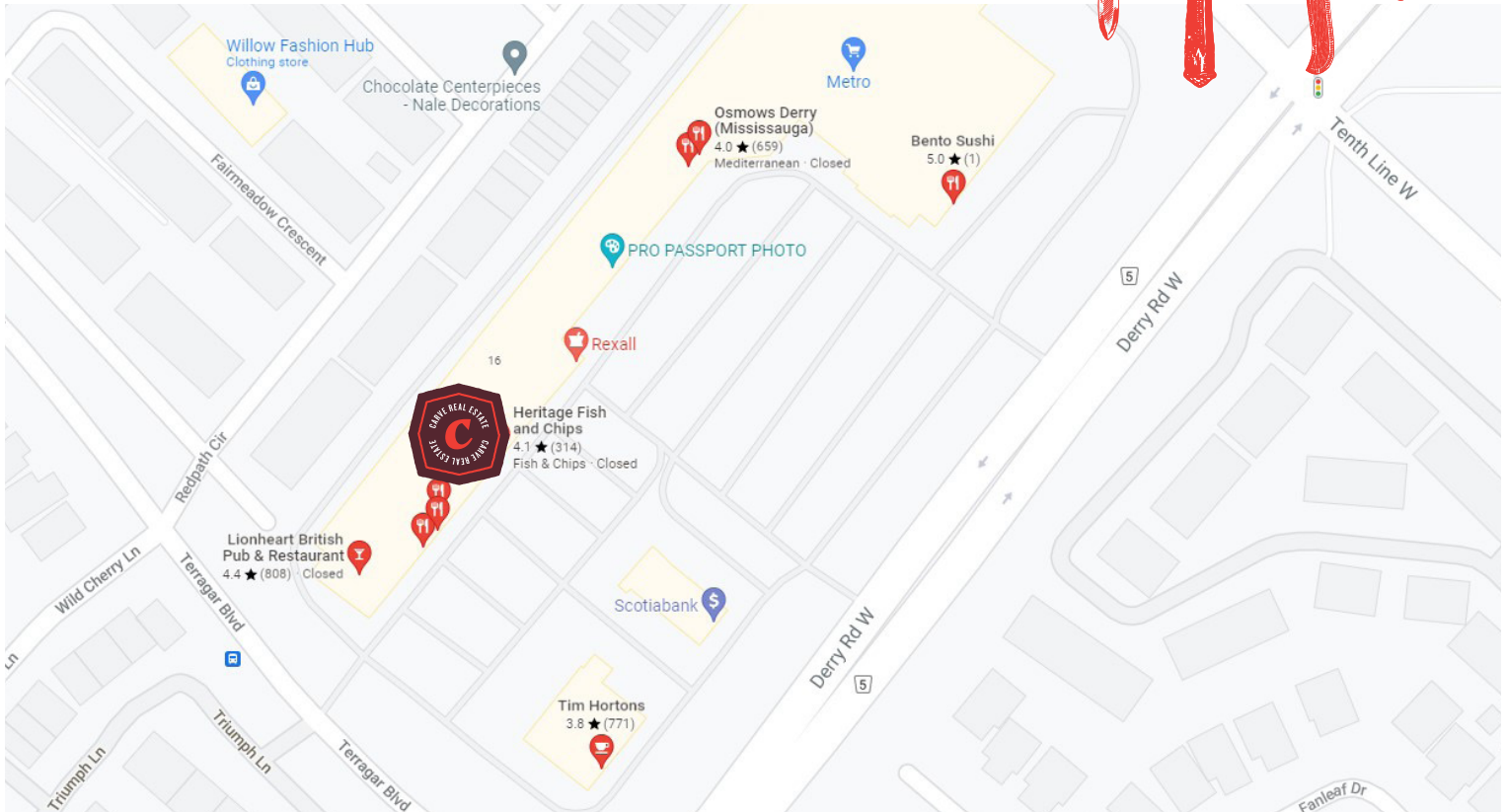


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## BUILDING DETAILS

Heritage Fish & Chips is an outstanding and fully established Canadian franchise located in the northwest of the GTA, with 3 stores in Brampton, 1 in Mississauga, 1 in Bolton, and 1 in Milton.

All 6 stores are very profitable, with some of them producing huge NOI. These stores are available independently for a franchisee, or together as part of the whole package where you become the owner of this money making franchise.

**Property Details:** This is a very busy plaza and the largest in the immediate area, with anchor tenants such as Metro, BMO, Tim Horton's, Rexall, and food offerings such as Lionheart British Pub, Gino's Pizza, as well as Indian, Chinese, Vietnamese, fried chicken, and more.

Tons of parking spaces, great signage, and access to Highways 401 and 407.

### LOT SIZE

#### Frontage:

920.13 ft along Derry Rd West

#### Depth:

Approximately 418 ft

#### Raw Measurements:

920.13 ft x 418.43 ft x 920.13 ft x 418.43 ft

#### Total Area:

442,213.30 ft<sup>2</sup> (10.152 ac)



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