



FOR SALE

2462 QUEEN ST E, BRAMPTON

\$299,000

\$4,000 gross rent

1,400 Sq Ft

Fish & Chips Franchise

READY FOR SECONDS?

Call me to discuss this listing today.

HERITAGE FISH & CHIPS

Heritage Fish & Chips Restaurants is selling the portfolio! This location in East Brampton on Queen St E 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.

Impressive net operating income for this modern store in a busy plaza. Pickup counter, seating for 6, in a 1,400 sq ft layout ideal for keeping labour costs down and very easy to manage. Great signage in plaza.

Attractive rent of \$4,000 gross including TMI with a long 4 + 5 + 5 year term remaining. This location does great sales and produces income on top of salaries for owners. Full training provided as franchisee, or buy the whole franchise!



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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



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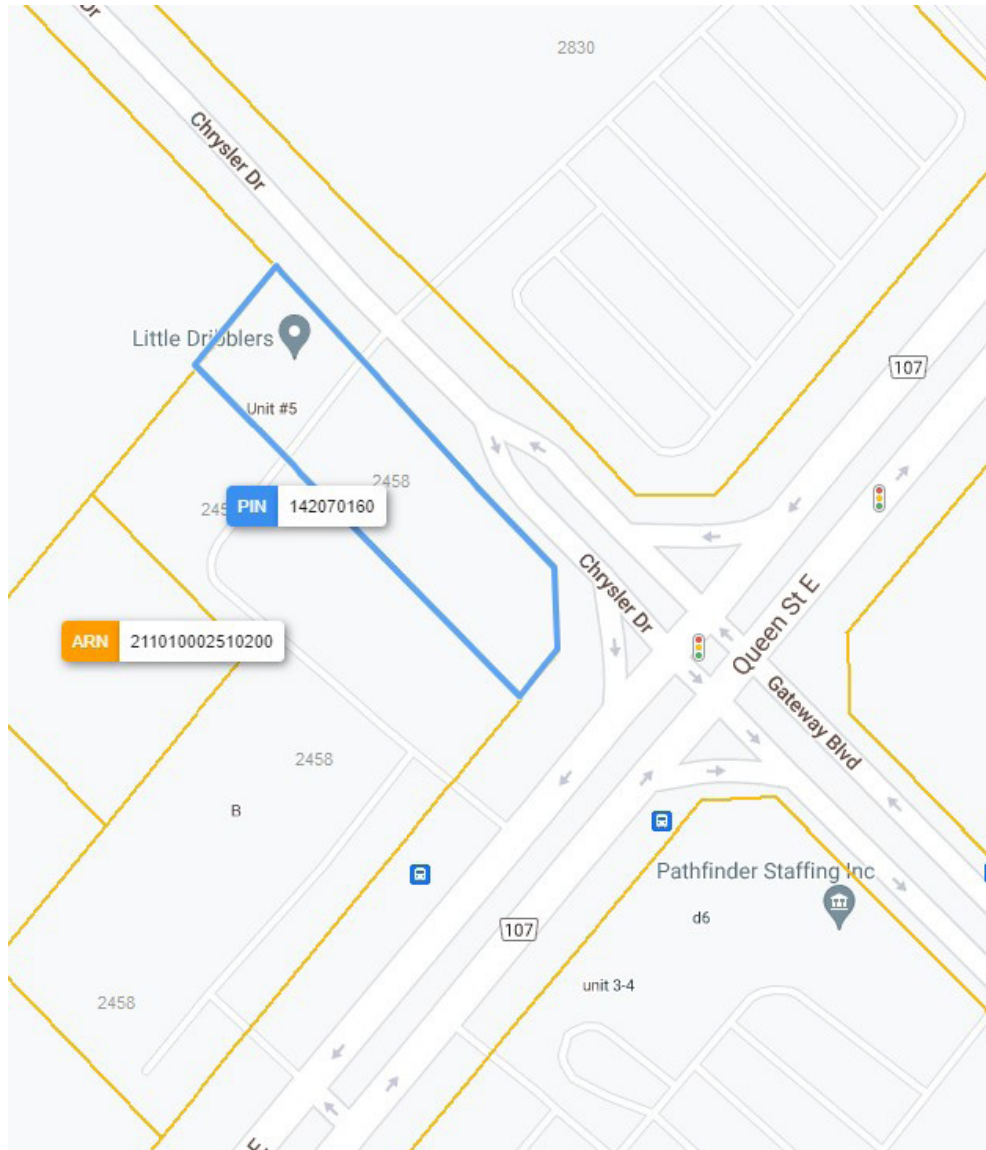
- Profitable Heritage Fish & Chips
- 1,650 sq ft
- \$6,500 gross rent
- Available as part of package



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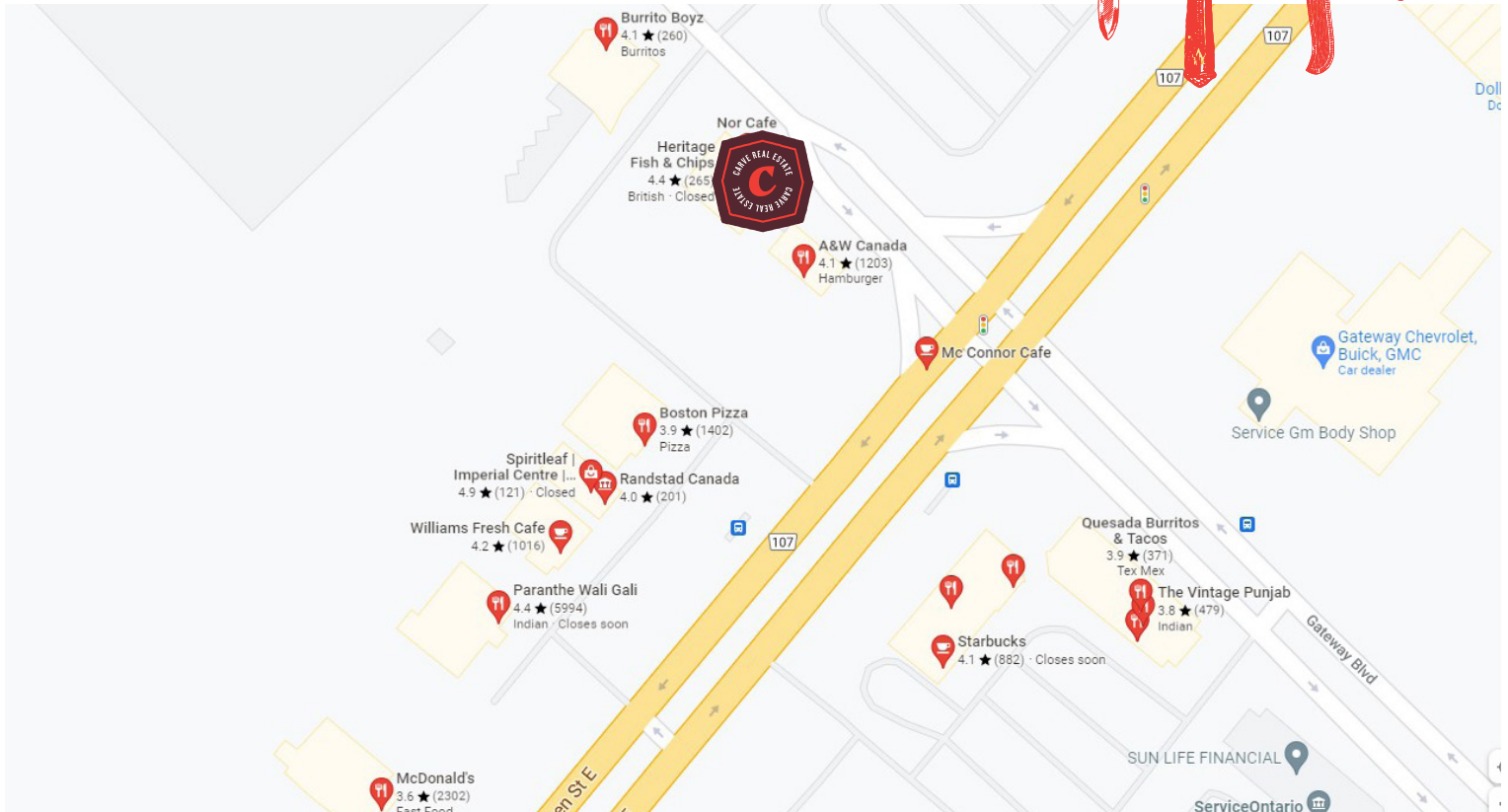
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BUILDING DETAILS

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: The Imperial Centre is a very busy plaza on Queen Street East just off of Airport Road, and part of the nexus of plazas that are located at that intersection.

Neighbouring tenants just in this particular plaza include Baskin Robbins, Boston Pizza, and A&W just to name a few. Great location and this store is THE fish & chips restaurant in the area.

LOT SIZE

Frontage:

511.61 ft along Queen Street E

Depth:

Approximately 219 ft

Raw Measurements:

249.58 ft x 114.90 ft x 417.71 ft
x 54.43 ft x 74.30 ft x 100.21 ft

Total Area:

43,798.31 ft² (1.005 ac)



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