



FOR SALE

295 QUEEN ST E, BRAMPTON

\$799,000

\$8,000 gross rent

3,500 Sq Ft

Fish & Chips Franchise

HERITAGE FISH & CHIPS

The original Heritage Fish & Chips location in Brampton is available along with the rest of the franchise! Excellent opportunity to own the largest location in this outstanding Canadian Franchise. Very high sales and profits at this great location at the side of a No Frills at the junction of Hwy 401 and Hwy 410.

This franchise operates as both a QSR and a licensed restaurant, and absolutely kills it in sales that put most restaurants of any type to shame.

Full training to be provided. 3,500 sq ft space with multiple rooms, licensed for 140 seats, and with a large production kitchen with huge commercial hood and multiple walk-in fridges. Great lease of \$8,000 gross with 4 + 5 years remaining.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverealestate.com
carverealestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverealestate.com
carverealestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

This document is not meant to solicit existing listings. (12.2002)

carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002)



HERITAGE FISH & CHIPS:



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



MISSISSAUGA

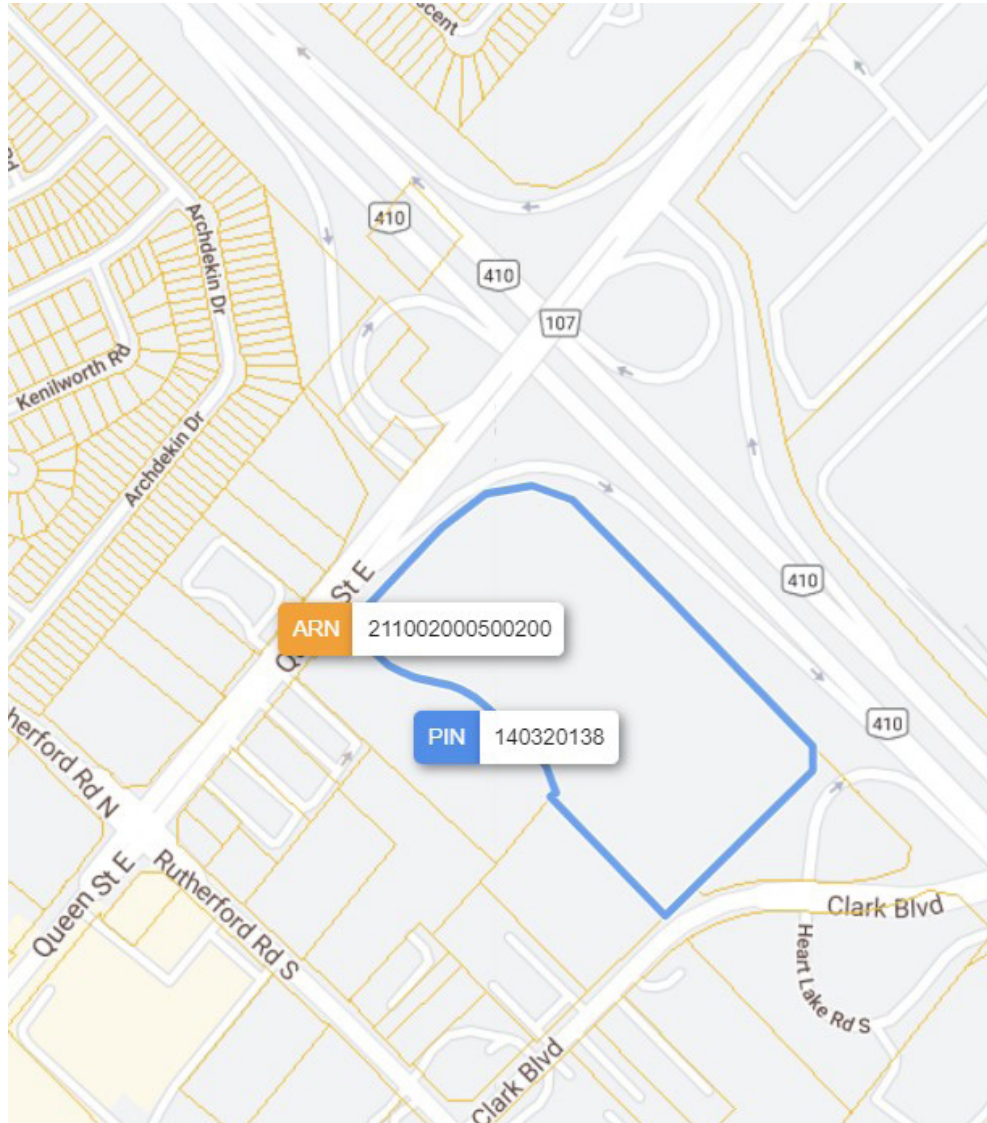
- Profitable Heritage Fish & Chips
- 1,650 sq ft
- \$6,500 gross rent
- Available as part of package



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestates.com
carverestates.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestates.com
carverestates.com

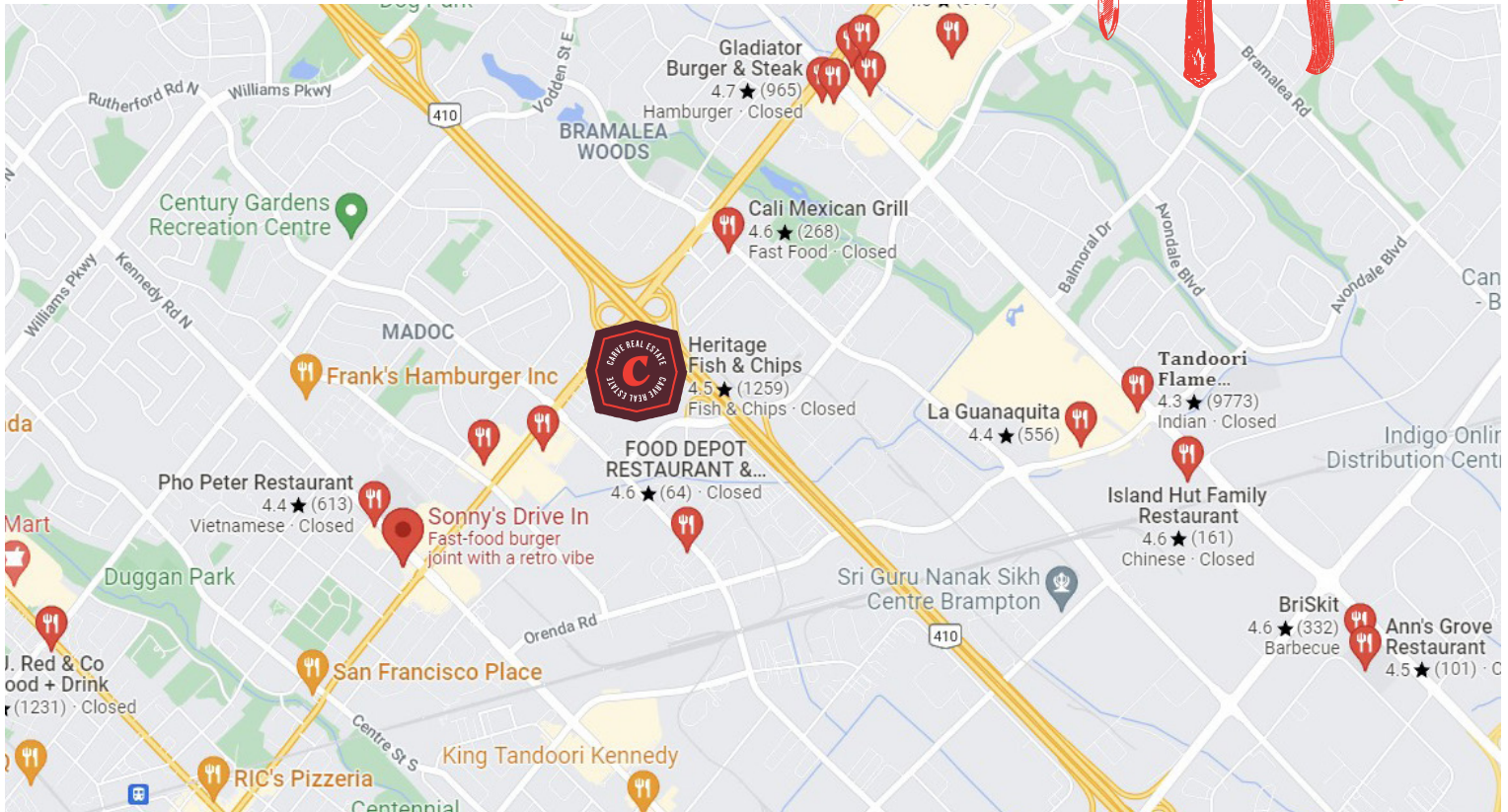
Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002)



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com
carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com
carverestalestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

This commercial unit is a large 3,500 sq ft that pays below market rent as it is located in the same structure as a large No Frills. The restaurant occupies a corner of the rectangular building and has outstanding exposure and signage.

The parking lot is enormous and there is ample parking regardless of how busy the supermarket may be. The plaza is located at the juncture of Queen Street and Highway 410.

Property Details: Steel roof structure ideal for venting, this restaurant has an excellent build out and layout. The kitchen is central with eating and bar areas to either side of it, with a quick-service restaurant at the front of the unit where the patrons first enter that is perfect for pick up and deliveries.

Full licensed with ample bathrooms. Large commercial hood with multiple walk-ins and refrigeration.

LOT SIZE

Frontage:

543.85 ft along Queen St East

Depth:

Approximately 967 ft

Raw Measurements:

967.50 ft x 389.56 ft x 434.04 ft x 463.30 ft x 582.24 ft

Total Area:

742,849.03 ft² (17.053 ac)



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002)