



FOR SALE

272 QUEEN ST S, BOLTON

\$149,000

\$2,500 Gross Rent

800 Sq Ft

Fish & Chips Franchise

HERITAGE FISH & CHIPS

Heritage Fish & Chips Restaurants is selling the portfolio! This location in Bolton on Queen/Hwy 50 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.

Located in a small but busy plaza with great signage, this location is already cranking out the big sales just like the other locations. Very profitable hands-on or off, this store is a performer and a money maker.

Amazing lease rate of \$2,500 gross rent including TMI, with 1 + 5 + 5 years remaining on the term. 30 seats and a perfect setup for takeout and deliveries. Big commercial hood and modern equipment, this store wins the local awards.

READY FOR SECONDS?

Call me to discuss this listing today.

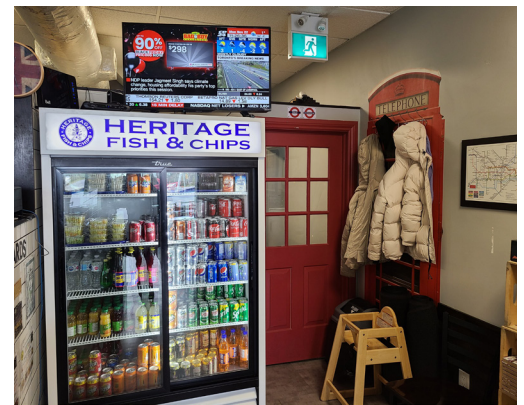


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HERITAGE FISH & CHIPS:



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

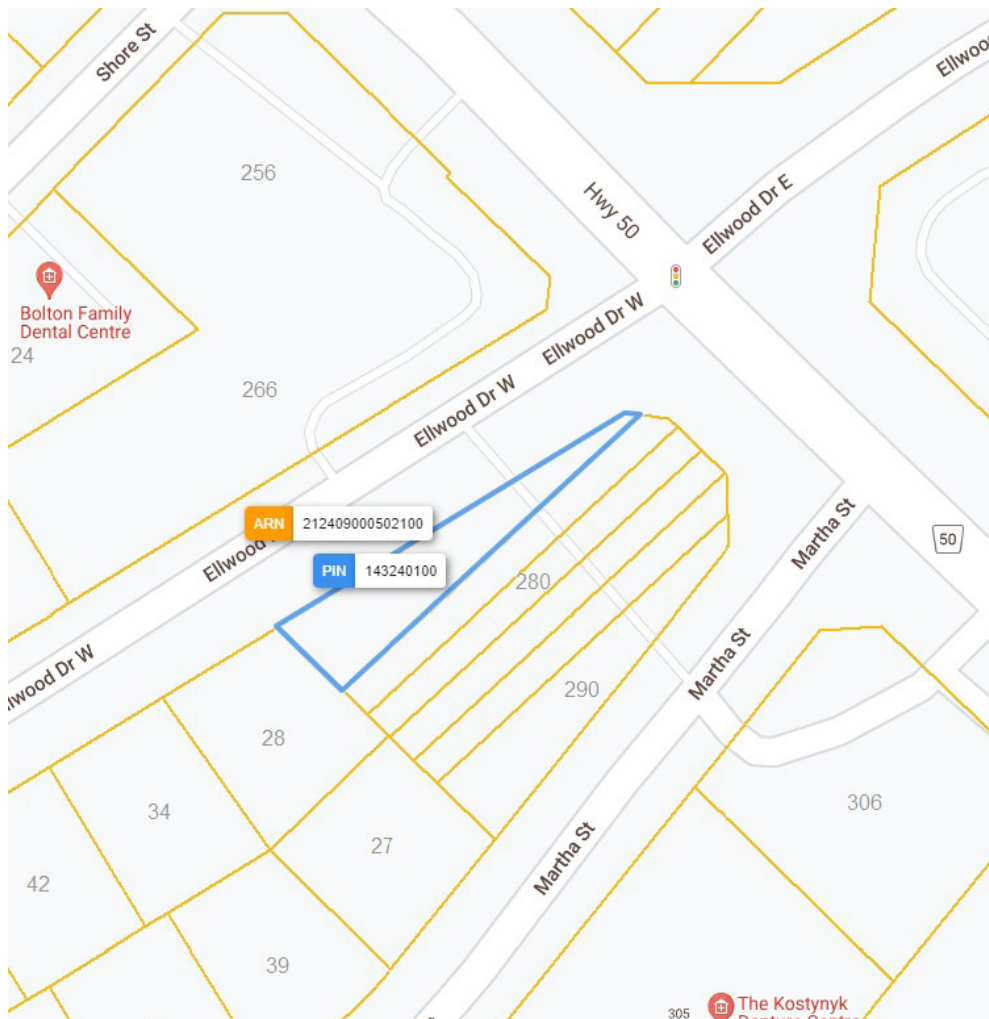


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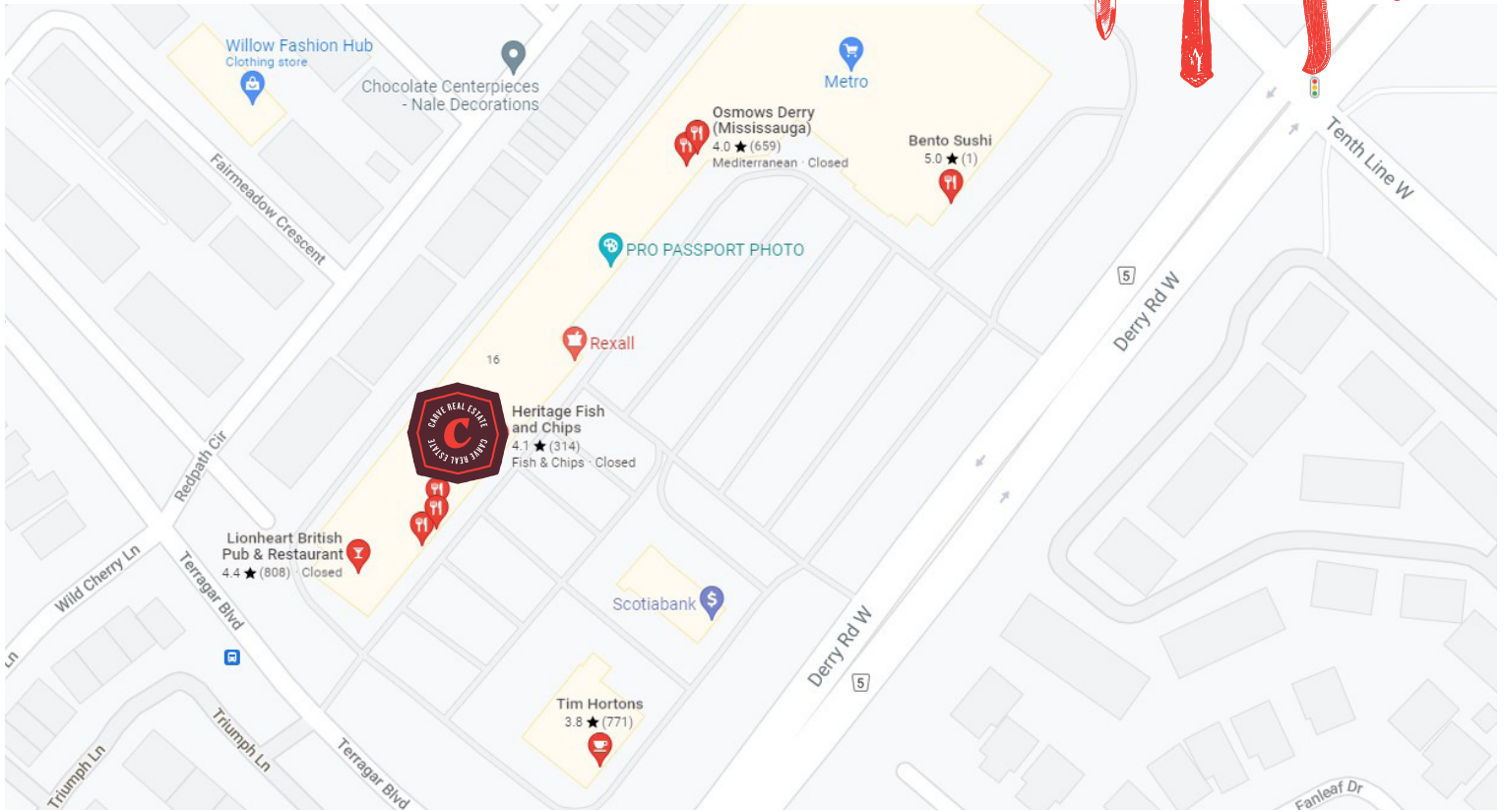
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BUILDING DETAILS

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 store is on the main street for Bolton, known as Highway 50 but Queen Street in town, this is the strip with all of the big plazas, as well as the historic downtown. This plaza is located right in the middle.

Lots of parking spaces and great visibility from the street. Small plaza with ample room for customers night and day. This unit was completely remodelled 4 years ago and is in excellent condition.

LOT SIZE

Frontage:
49.40 ft along Queen St S

Depth:
Approximately 220 ft

Raw Measurements:
220.07 ft x 49.40 ft x 218.56 ft
x 8.41 ft

Total Area:
5,952.44 ft² (0.137 ac)



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