



**FOR SALE**

**17120 LESLIE ST, NEWMARKET**

**\$229,000**

**\$2,663 gross rent**

**890 Sq Ft**

**Pita Pit Franchise**

## PITA PIT - NEWMARKET

Great Pita Pit location on a very busy section of Leslie Street in Newmarket. Situated between Hwy 404 and downtown Newmarket, this part of Leslie is home to a number of great plazas and food offerings.

Excellent mix of residential, businesses, schools, offices, and more, as well as traffic from the highway. Great signage and lots of parking in popular plaza. This store has been in operation for years and has established sales.

Very attractive lease rate of \$2,663 Gross including TMI, with a long term of 9 + 10 years. Seating for 12 and classic Pita Pit takeaway set up. Full training provided by head office along with support. Please do not go direct.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**

416-618-0054 | ryan@carverestate.com

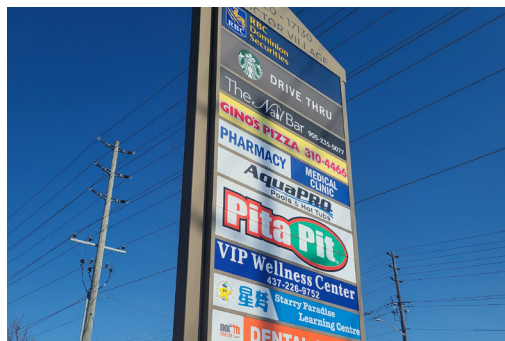
carverestate.com

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).



# carve REAL ESTATE



**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).





## PITA PIT LOCATIONS:



### AJAX

- Pita Pit in Ajax
- 1,365 sq ft
- \$4,602 gross rent
- Great sales and profits QSR



### BURLINGTON NORTH

- Pita Pit location in Burlington
- 1,200 sq ft
- \$3,982 gross rent
- Solid established sales



### BURLINGTON CENTRAL

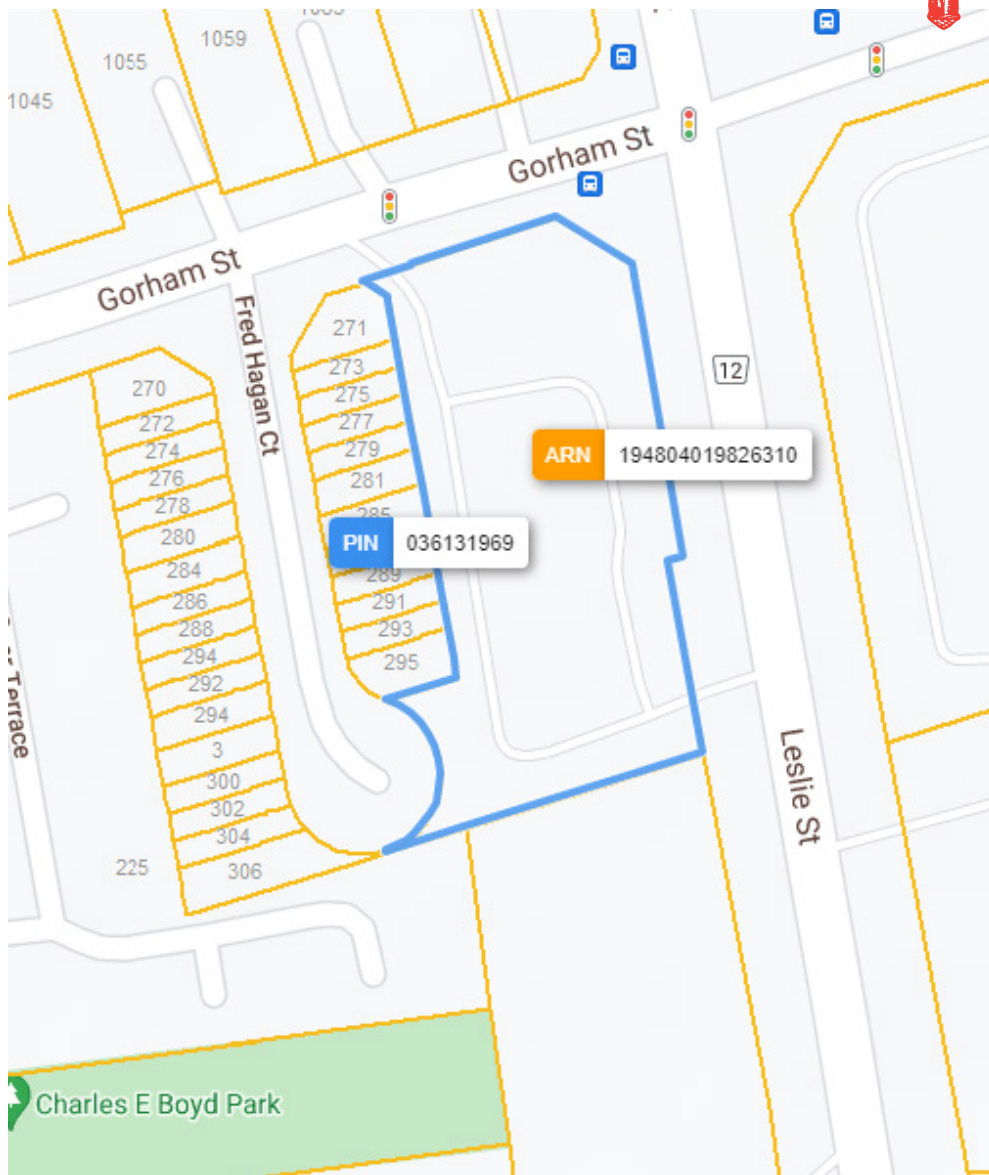
- Pita Pit Franchise in Burlington
- 1,400 sq ft
- \$5,664 gross rent
- Longstanding location with great sales



**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

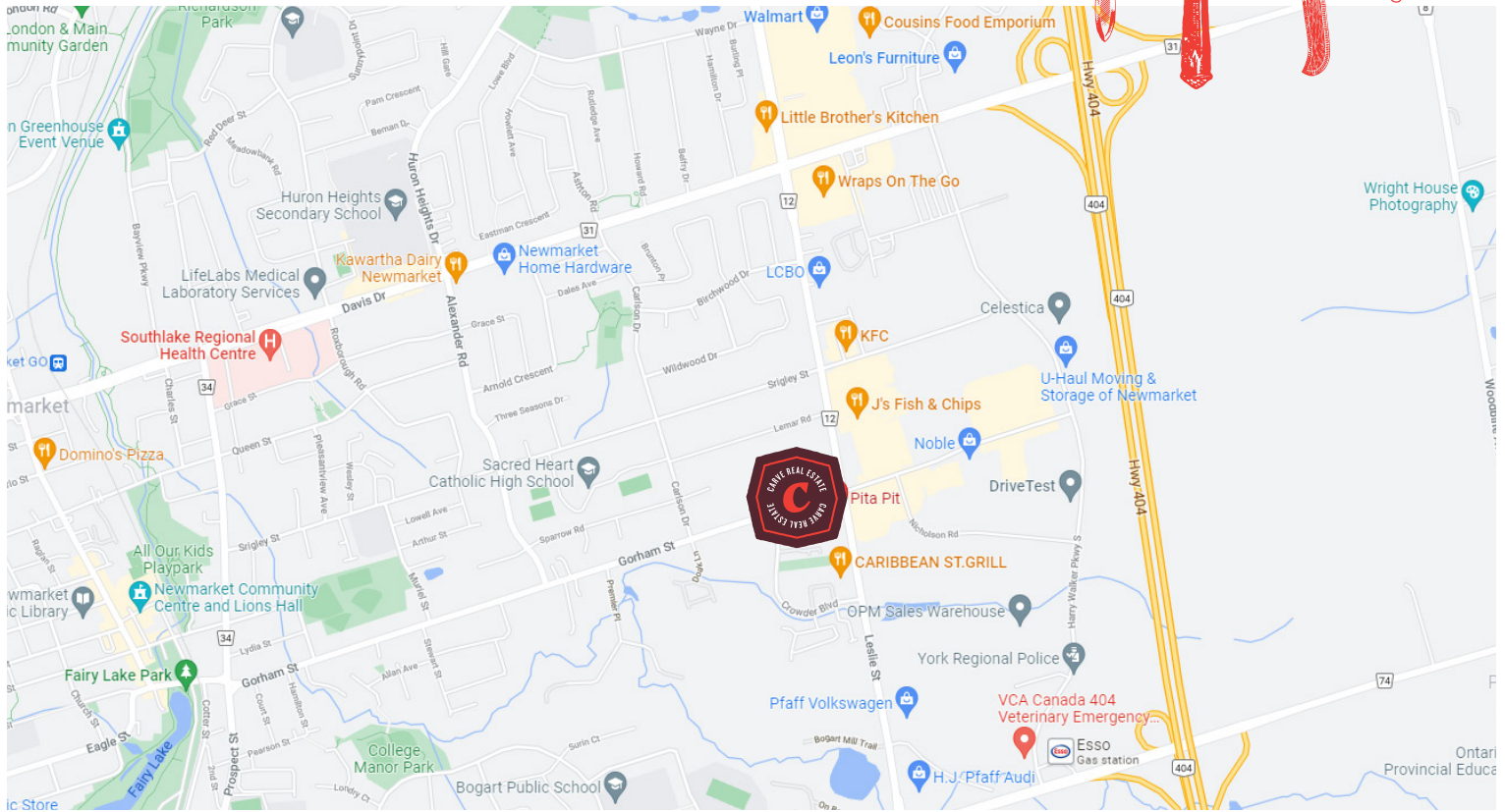
This document is not meant to solicit existing listings. (12.2002).



**RYAN EARL, Broker and Founder**  
416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://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).



## BUILDING DETAILS

Modern buildout for one of Canada's dearest and best franchises. This location is one of the better performers with excellent sales that have years of consistency behind them.

There are major retailers in and around the surrounding plazas, and this section of Leslie Street is a major draw for the entire Newmarket area. It also draws cars and trucks from the highway looking for a selection of restaurants.

**Property Details:** There is ample parking along with excellent visibility in this plaza including space on the plaza pylon.

The plaza is home to a popular Starbucks with a drive-thru, a wellness center, learning center, Gino's Pizza, and more.

### LOT SIZE

**Frontage:**

353.17 ft along Leslie Street

**Depth:**

Approximately 293.56 ft

**Raw Measurements:**

353.17 ft x 293.56 ft x 353.17 ft x 293.56 ft

**Total Area:**

71,795.21 ft<sup>2</sup> (1.648 ac)



**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).