

**FOR SALE**

**9200 WESTON RD, VAUGHAN**

**\$169,000**

**\$3,612 Gross Rent**

**1,191 Sq Ft**

**Bao Franchise QSR**

## MR. AND MRS. BAO

Popular Asian fusion restaurant/QSR for sale for rebranding! This is a fully renovated quick-service restaurant (QSR) with recent upgrades. Located in the popular Piazza Villagio plaza at Weston and Rutherford.

Tons of parking, great signage, and AAA neighboring tenants. Very solid sales for take-out, delivery, and dine-in. Built out as a classic QSR with limited seating, making it easy to manage and staff.

Great lease rate of \$3,612 gross rent including TMI, with 7 years remaining on the current term. All equipment included in the sale. Lease fully assignable. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER VAUGHAN LOCATIONS:



### STONEFIRE

- Restaurant with 135 seats and patio
- 4,500 sq ft
- 9 year lease at \$12,300 gross
- Elegant restaurant with big kitchen



### ODD BURGER

- Odd Burger Vegan Fast Food
- 1,000 sq ft
- \$4,500 gross rent
- Excellent brand and great sales



### TURTLE JACKS

- Popular Turtle Jack's location
- 6,050 sq ft
- \$25,100 gross rent
- Popular franchise with full training

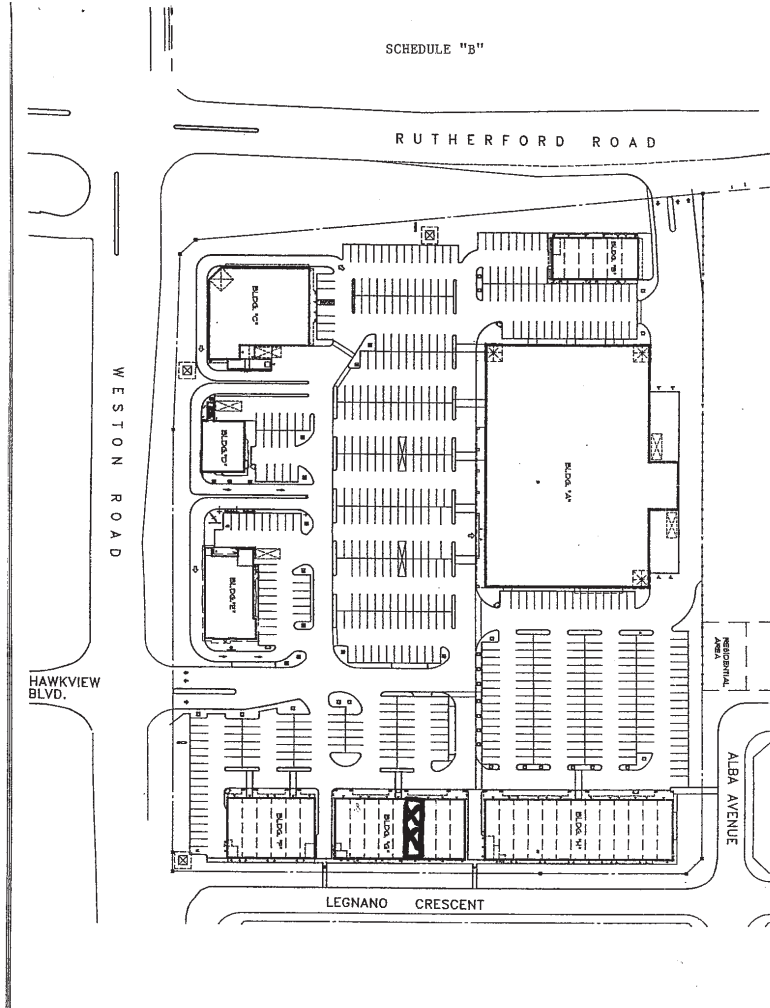


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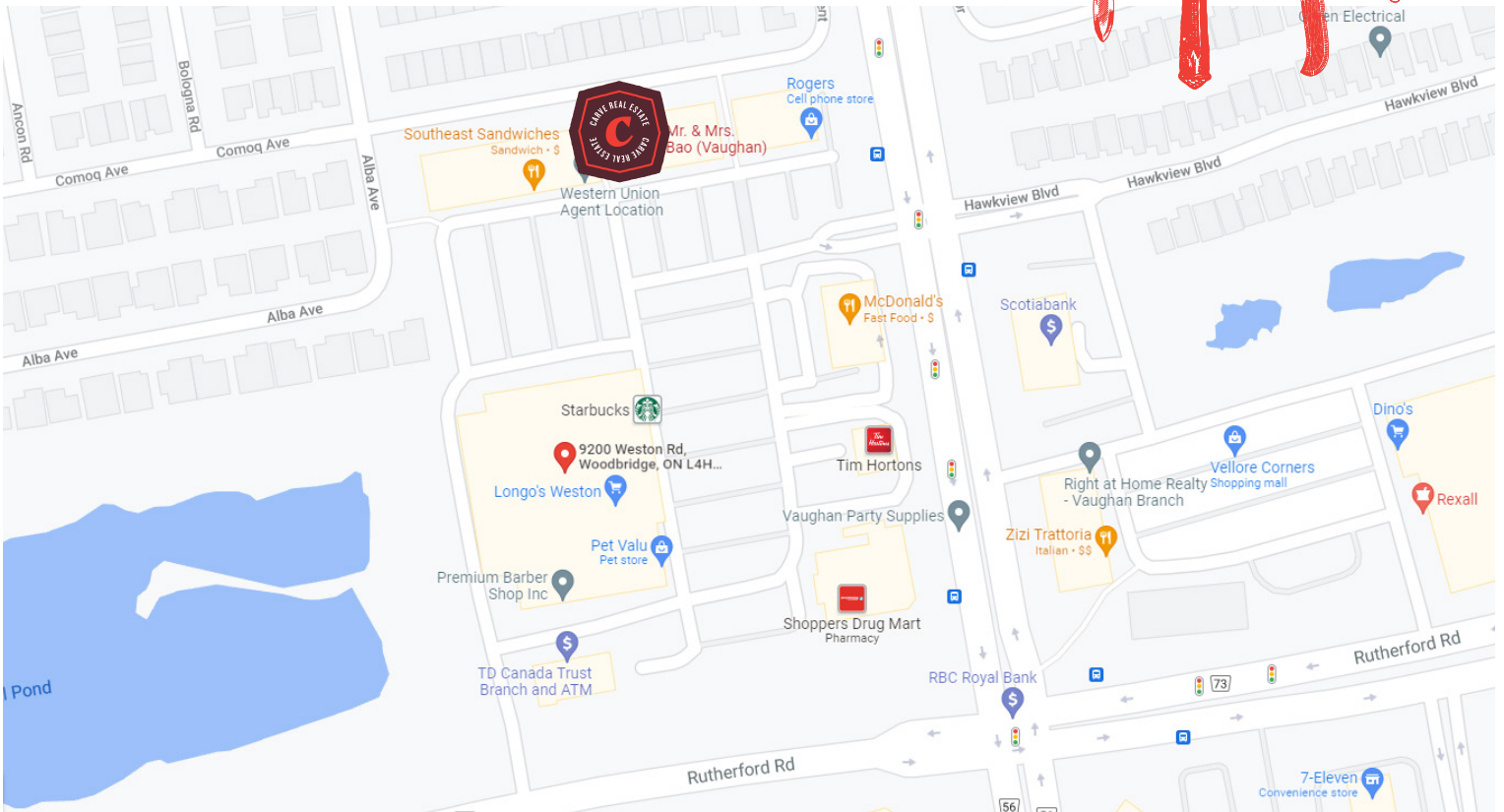
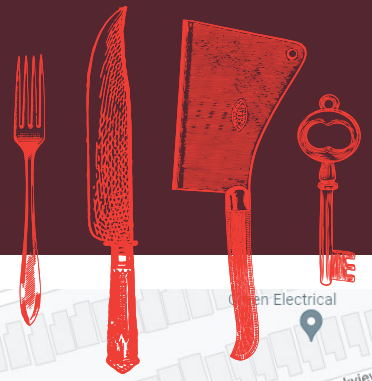
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## BUILDING DETAILS

Piazza Village is a very busy plaza located at the juncture of Weston Road and Rutherford Road. This is one of the main intersections in Vaughan and has constant vehicular traffic.

Some of the neighboring tenants include McDonald's, TD Canada Trust, Starbucks, Longo's, Pet Value, Shoppers Drug Mart, Tim Horton's, and many more. There are over 100 parking spaces and tons of great signage.

**Property Details:** This commercial unit features all of the typical modern leasehold improvements, including high ceilings, 3-phase power, wheelchair accessible bathrooms, and more.

Great opportunity to get into a fantastic plaza with a great brand and franchise.

### LOT SIZE

**Frontage:**

551.06 ft along Weston Road

**Depth:**

Approximately 586 ft

**Raw Measurements:**

56.31 ft x 105.07 ft x 56.23 ft x 102.37 ft

**Total Area:**

5,823.27 ft<sup>2</sup> (0.134 ac)



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