



FOR SALE

8110 BIRCHMOUNT RD, MARKHAM

\$399,000

\$3,761 gross rent

850 Sq Ft

Poke Franchise

POKE GUYS MARKHAM

Poke Guys is a growing Canadian franchise with 3 locations available in Markham, Vaughan, and downtown Toronto. These stores are excellent performers and boast very impressive sales and income, with the Markham store exceeding 1 million in sales.

Currently run hands off, these restaurants are available independently or together as part of a package. Newly built commercial unit with high ceilings and tons of light. Outstanding quality in a premium location in Downtown Markham.

Great lease rate of \$3,761 gross including TMI, with 7 + 5 + 5 years remaining. Big sales with excellent net operating income, with even more for a hands-on operator. Seating for 12, with 2 bathrooms, and a great layout easy to staff.

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).

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OTHER LOCATIONS:



POKE GUYS TORONTO

- Poke Guys in Toronto
- \$3,894 gross rent
- 850 sq ft
- Popular franchise with big sales



POKE GUYS VAUGHAN

- Poke Guys in Vaughan
- \$3,363 gross rent
- 1,200 sq ft
- Popular franchise with big sales

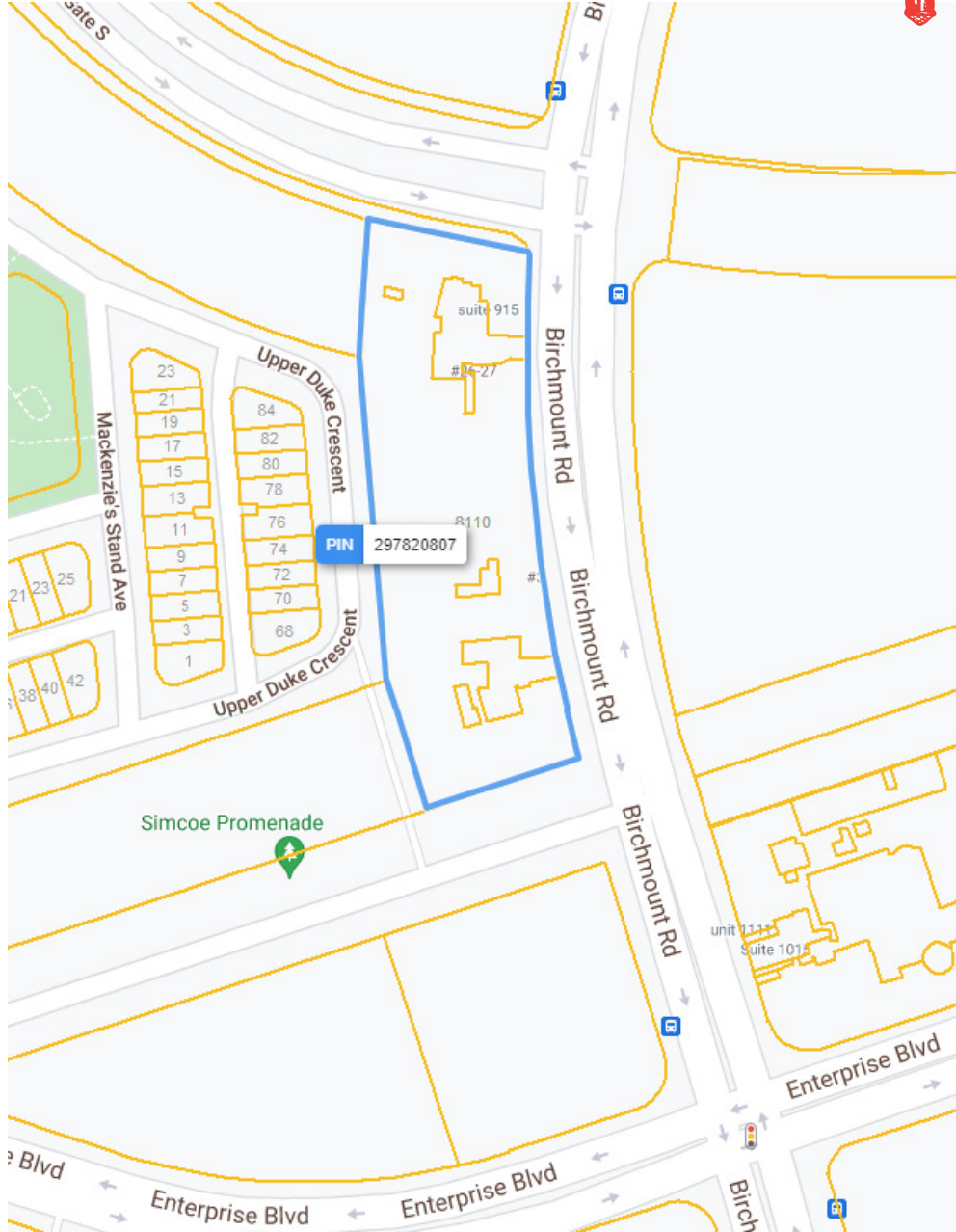


TIKA TEA HOUSE

- Beautiful cafe at Yonge & Bloor
- 1,373 sq ft
- \$15,867 gross rent
- Bubble Tea business in AAA location



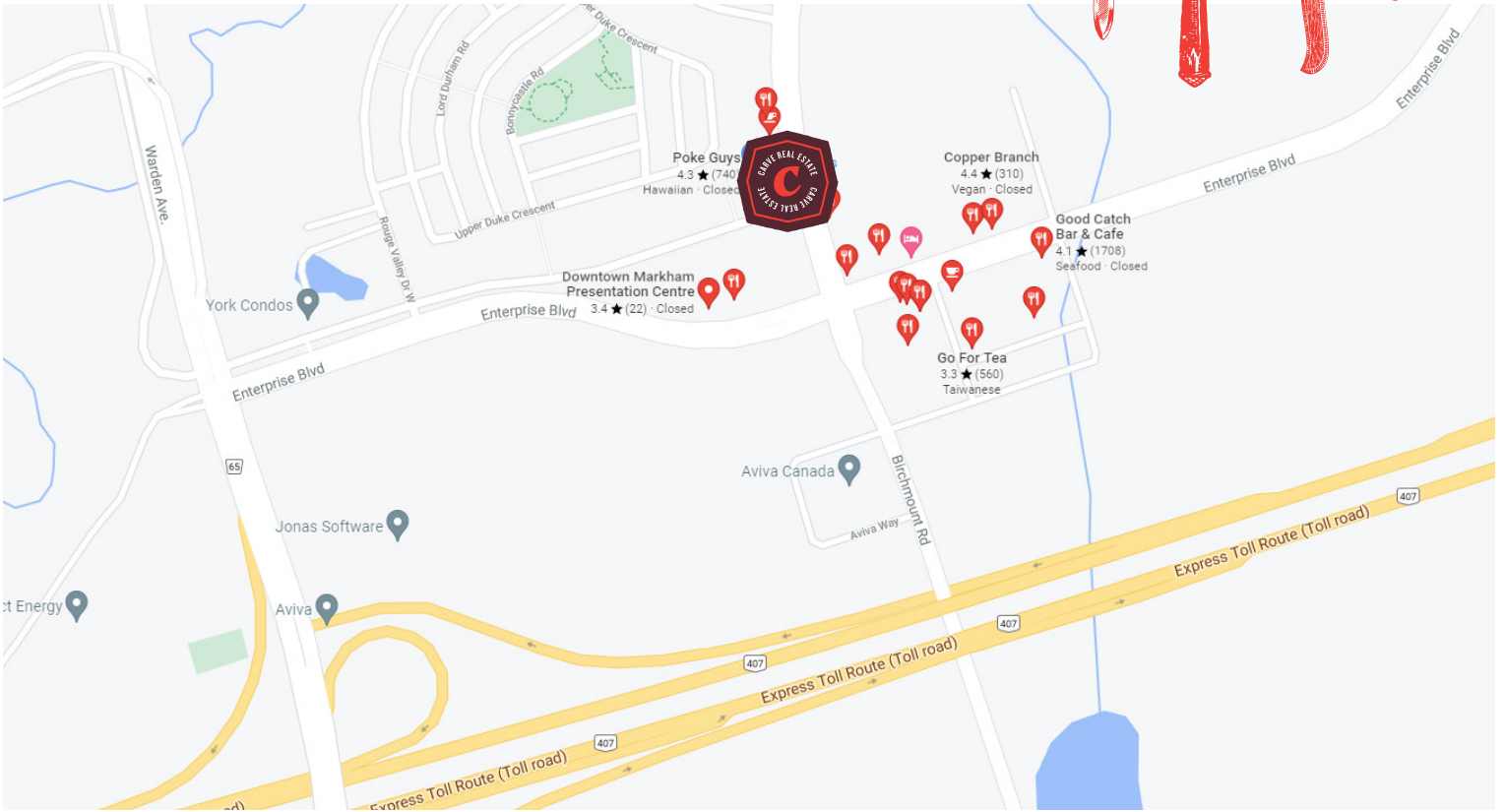
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BUILDING DETAILS

Downtown Markham is a destination in and unto itself. This modern development is located just off of Warden Avenue, and between Highway 7 and Highway 407. Just minutes east of the 404, and west of Unionville and Main Street Markham, this is the business hub of the area.

There are 10,000 residents, the Toronto Marriott Markham, tons of parking, restaurants, shopping, a movie theatre, park area, main square and pedestrian walkways, and more.

Property Details: This unit is completely modern and was a brand-new buildout. All new systems, access to common area, 3-phase 200-amp power, and more.

Tall bright windows facing south with direct line of sight to the square. Street parking for pick-up and delivery, and a parkade for the shoppers.

LOT SIZE

Frontage:

564.50 ft along Birchmount

Depth:

Approximately 150.97 ft

Raw Measurements:

564.50 ft x 150.97 ft x 564.50 ft x 150.97 ft

Total Area:

81,310.50 ft² (1.867 ac)



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