



**FOR SALE**

**1745 DUNDAS ST W, TORONTO**

**\$174,000**

**\$4,424 gross rent**

**1,212 Sq Ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## YUMMY PIZZA & SHAWARMA

Yummy Pizza & Shawarma is a high performing quick-service restaurant (QSR) in a corner location at the junction of Dundas, College, and Lansdowne. Wedged between a number of great neighbourhoods, schools, transit, and vehicular traffic.

This is a AAA delivery location. Huge commercial hood of 24 ft can accommodate any cuisine or concept. 1 large walk-in, and lots of kitchen and prep area. Currently serving pizza, shawarma, wings, and 4 ghost kitchen concepts.

Attractive lease of \$4,424 gross including TMI with 3 + 5 + 5 years remaining on long lease. Seating for 16 and easy to run. Solid income on top of salaries. Training to be provided or rebrand into your own concept or franchise.



**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



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416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://carverestate.com)

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## OTHER QSR LOCATIONS:



### SHAWARMA BOYS

- Great QSR West Toronto
- 800 sq ft
- Low rent of \$4,248 gross
- Very good sales and profitable



### RUYA KEBAB

- QSR on Eglinton with hood
- 1,260 sq ft
- \$5,528 gross rent
- Available for rebranding



### RETRO BURGER

- Retro Burger on the Danforth
- \$4,380 gross rent
- 1,200 sq ft
- High performing QSR

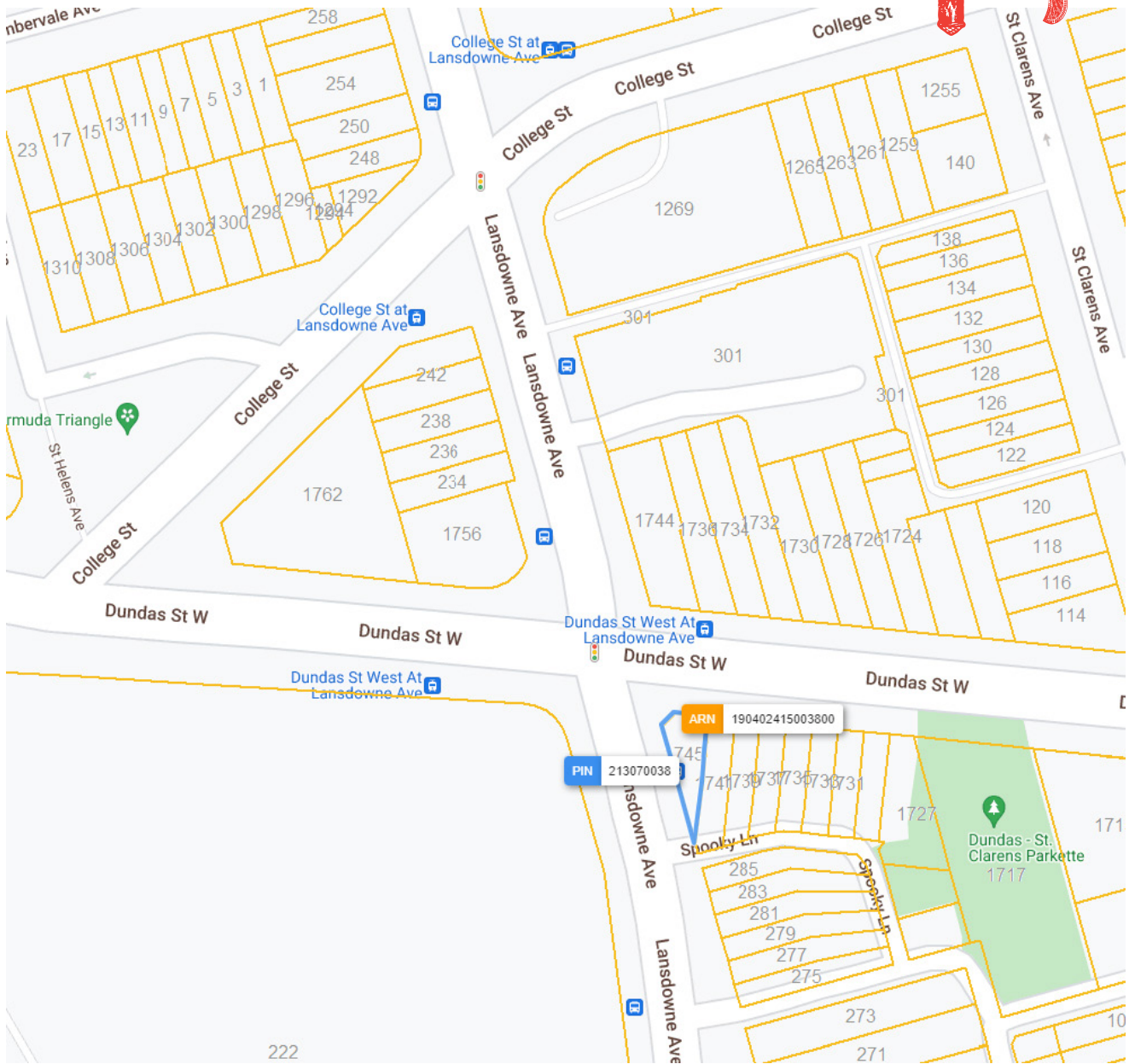


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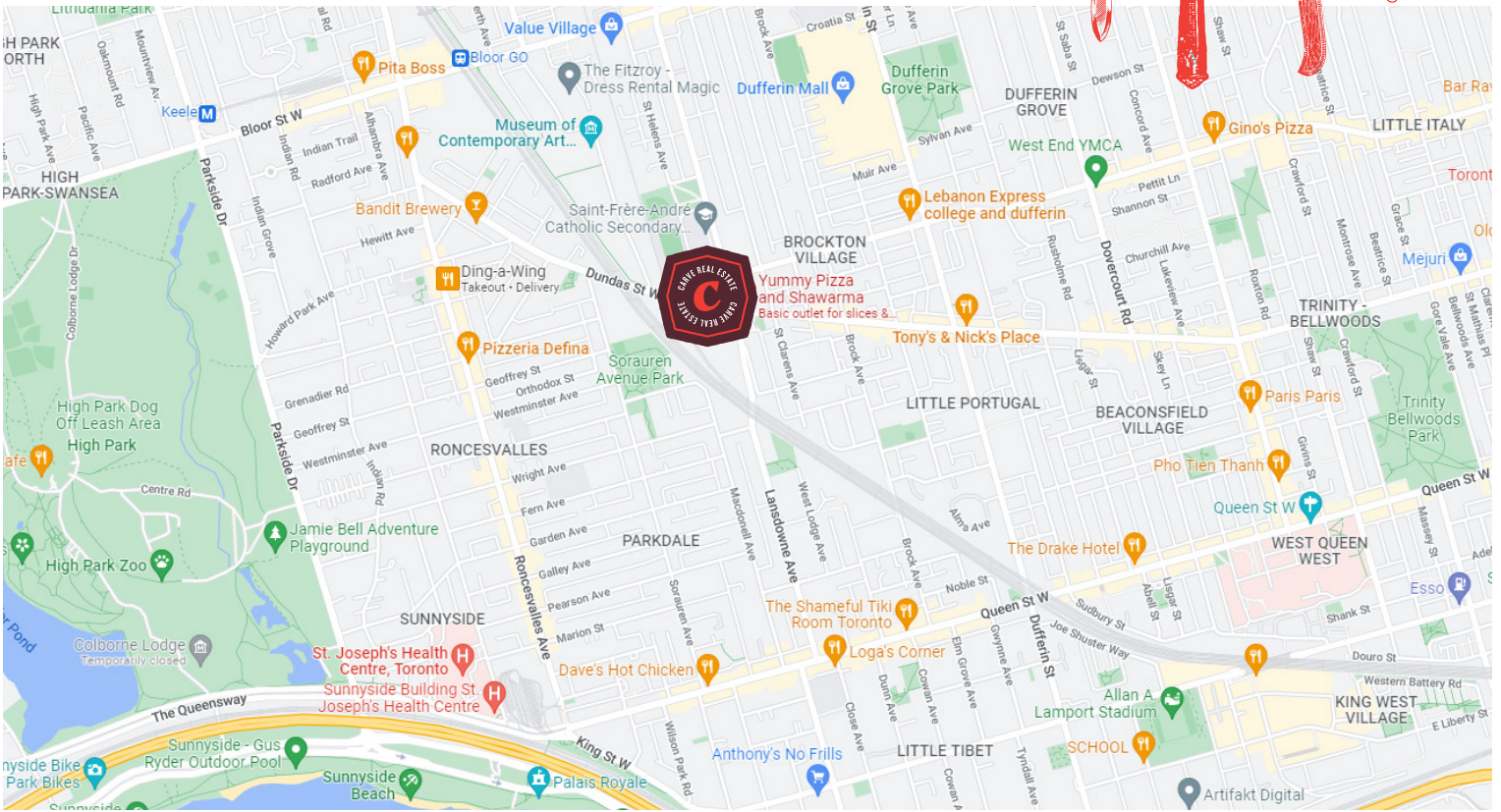


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## BUILDING DETAILS

This restaurant occupies sits at an interesting juncture where many different neighbourhoods meet.

Brockton Village and Little Portugal - Rua Açores lie just to the east. Parkdale to the south. Roncesvalles to the west, and Bloordale Village to the north.

There are a number of schools nearby and this is a very busy intersection at any time of the day.

**Property Details:** The building is in good shape and there has been a restaurant here for many years. The very large 24 foot commercial hood is perfect for any cuisine and can easily support any type of cuisine.

High and dry basement downstairs with the walk-in fridge, storage, and additional prep area.

### LOT SIZE

**Frontage:**

21.78 ft along Dundas St West

**Depth:**

Approximately 80.07 ft

**Raw Measurements:**

10.78 ft x 76.58 ft x 38.22 ft x  
41.85 ft x 21.80 ft

**Total Area:**

1,248.61 ft<sup>2</sup> (0.029 ac)



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