



FOR SALE

9001 DUFFERIN ST, VAUGHAN

\$149,000

\$6,637 gross rent

2,192 Sq Ft

Licensed Butcher Store

BROTHERS BUTCHER SHOPPE

Licensed butcher shop business located in an excellent plaza in Vaughan between Rutherford and 407. Specialty store with big following and impressive sales focusing on natural and local products and meats.

Fantastic buildout that includes a full liquor license of 30, 4 walk-in fridges including full butchering room and curing room, and a full 7 ft commercial hood plus convection ovens that enables this location to be converted into restaurants and QSR's.

Great lease of \$6,637 gross rent including TMI with 2 + 7 years remaining. Large 2,192 sq ft corner space with ample room for customers as well as prep, cooking, and storage areas. Parking for 30 in popular plaza with great signage.

READY FOR SECONDS?

Call me to discuss this listing today.



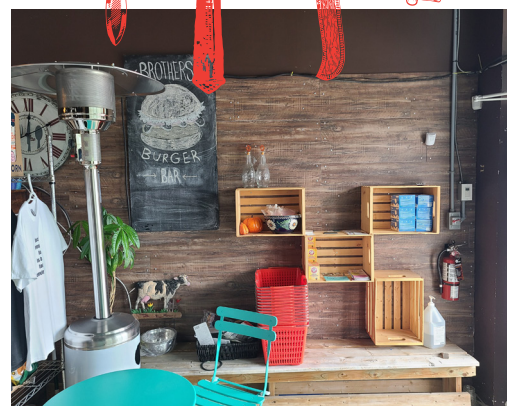
RYAN EARL, Broker and Founder

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RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

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VAUGHAN LOCATIONS:



ODD BURGER

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



QSR FOR REBRANDING

- Great location in Vaughan
- \$3,612 gross rent
- 1,191 sq ft
- Available for conversion



STONEFIRE

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

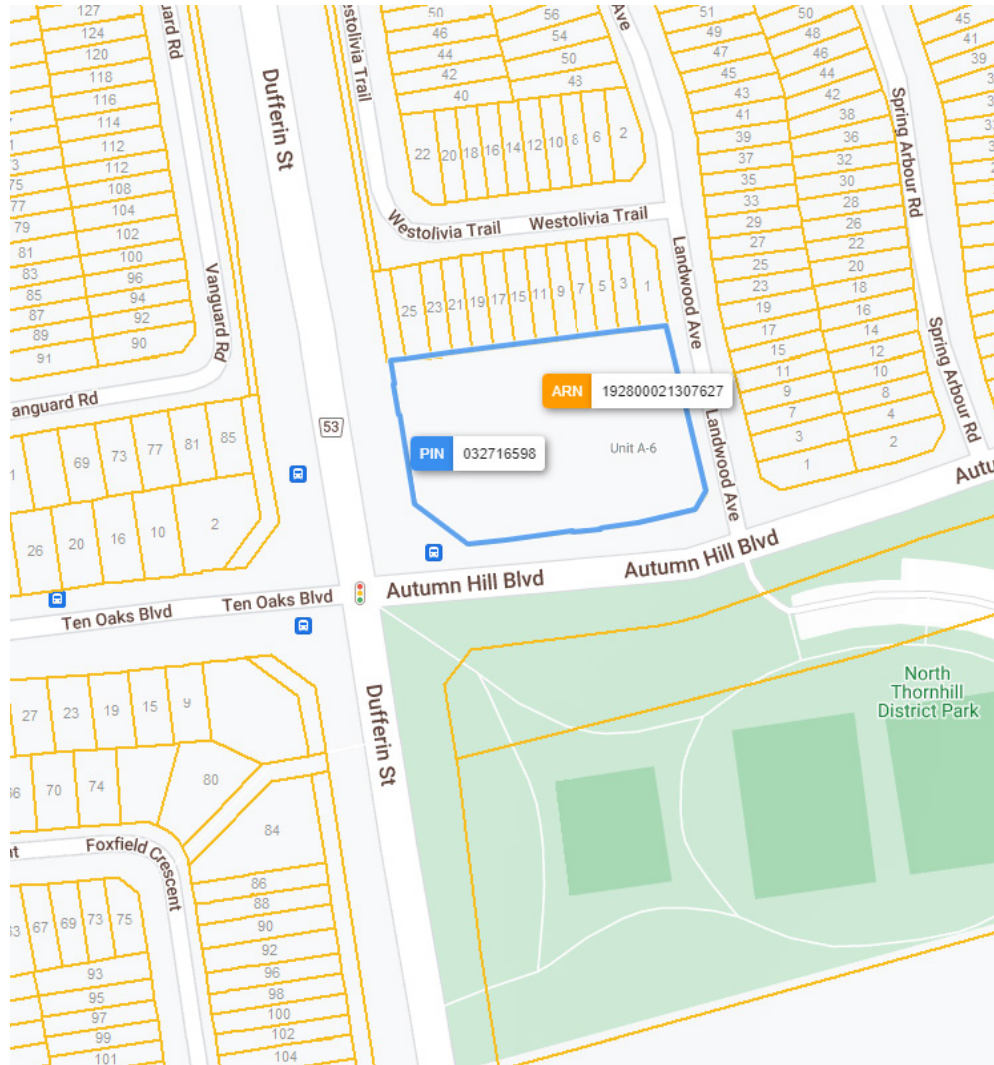


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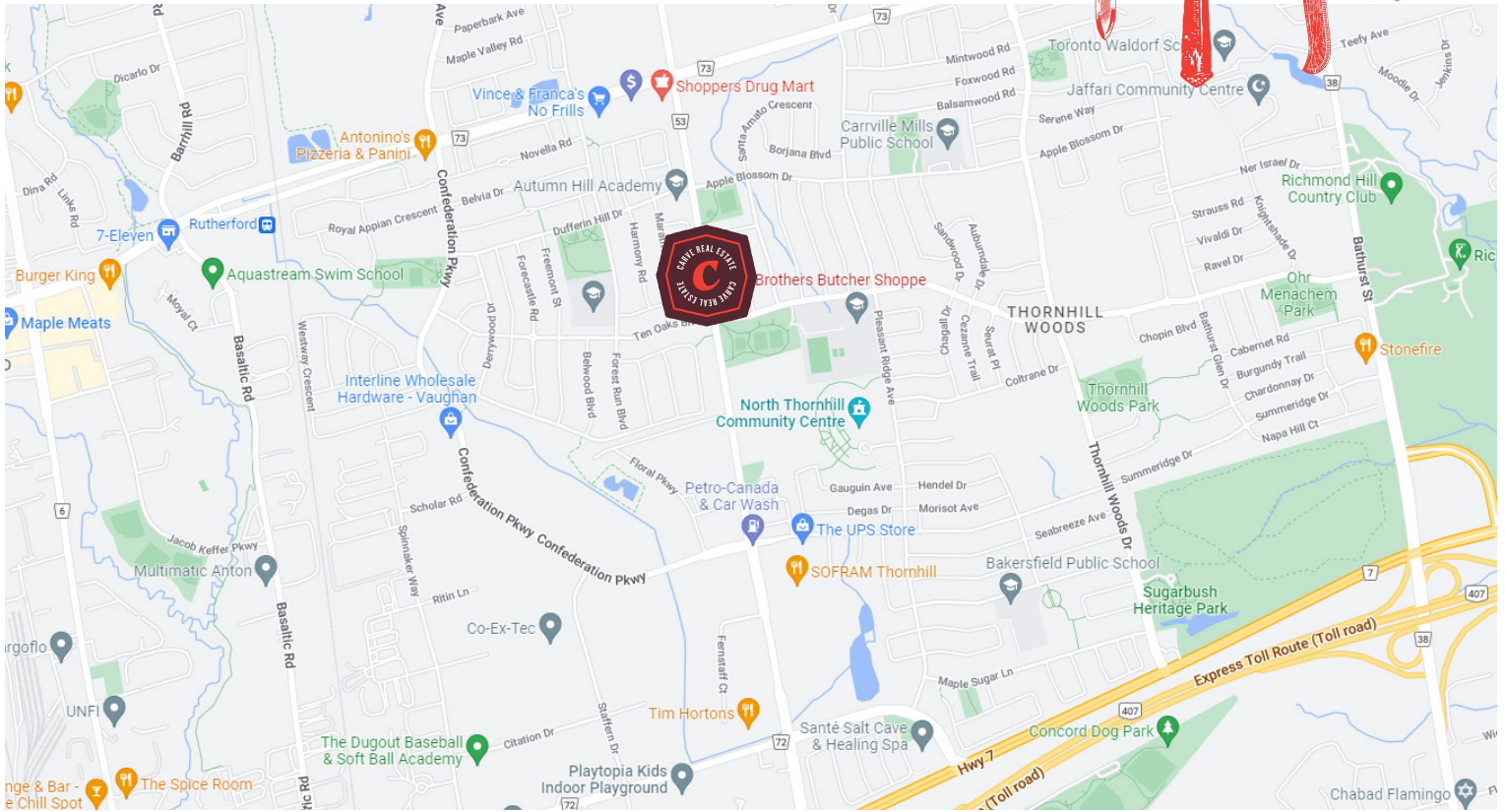
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BUILDING DETAILS

Excellent location in a very busy plaza that is surrounded by schools and affluent residential neighbourhoods in Vaughan.

Highway 407 and Rutherford are just to the south and the north respectively, this plaza has ample parking spaces combined with great signage for the constant vehicular traffic on Dufferin Street.

Property Details: High ceilings and lots of windows make this unit bright, and it faces southwest for exposure.

3-phase power service is more than enough to power all of the fridges, which run on an ingenious system that minimizes the hydro costs and allows the owner to pay far less in electricity than similar businesses.

Available with training or for rebranding into another concept or cuisine.

LOT SIZE

Frontage:

19.50 ft along Dufferin Street

Depth:

Approximately 80 ft

Raw Measurements:

295.99 ft x 121.78 ft x 295.99 ft x 210.84 ft

Total Area:

60,213.26 ft² (1.382 ac)



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