



FOR SALE

53 LAKESHORE RD E, MISSISSAUGA

\$349,000

\$5,779 gross rent

1,500 Sq Ft

Dessert QSR Franchise

EVA'S ORIGINAL CHIMNEYS

Eva's Original Chimneys is a Canadian franchise with 3 outstanding locations available in Port Credit, The Annex, and Square One. Complete with 3 ghost kitchen concepts. The Port Credit location does excellent sales serving authentic Hungarian dessert known as chimney cakes.

Great margins typical of a dessert franchise with impressive net-operating income on top of an owner's salary. Full training provided by head office and royalties of 6% + 2% for marketing. Complete with vegan options.

Excellent lease rate of \$5,779 gross including TMI with 1 + 5 + 5 years remaining. Easy to operate 1,500 sq ft space set up for QSR with full high and dry basement. 4 foot commercial hood for savoury offerings and ghost kitchens.

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

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



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OTHER LOCATIONS:



EVA'S ORIGINAL ANNEX

- Eva's Original Chimneys in the Annex
- 1,600 sq ft
- \$8,086 gross rent
- Excellent sales and profits



EVA'S ORIGINAL SQUARE ONE

- Eva's Original Chimneys Square One
- 300 sq ft
- Gross rent is 8% of sales
- Excellent sales and profits



NO UDDER

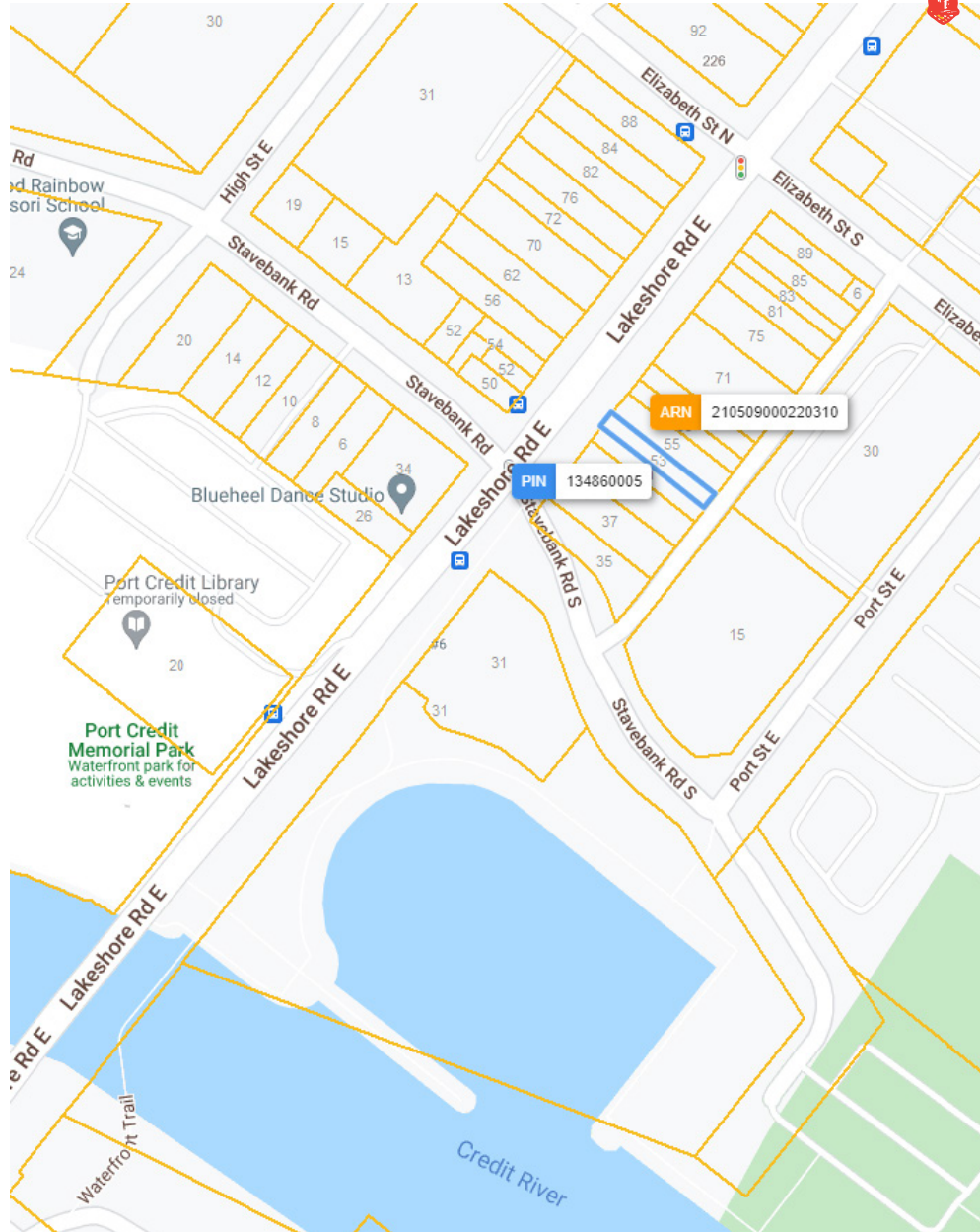
- No Udder vegan ice cream
- 1,000 sq ft
- \$1,205 gross rent
- Profitable downtown Cambridge



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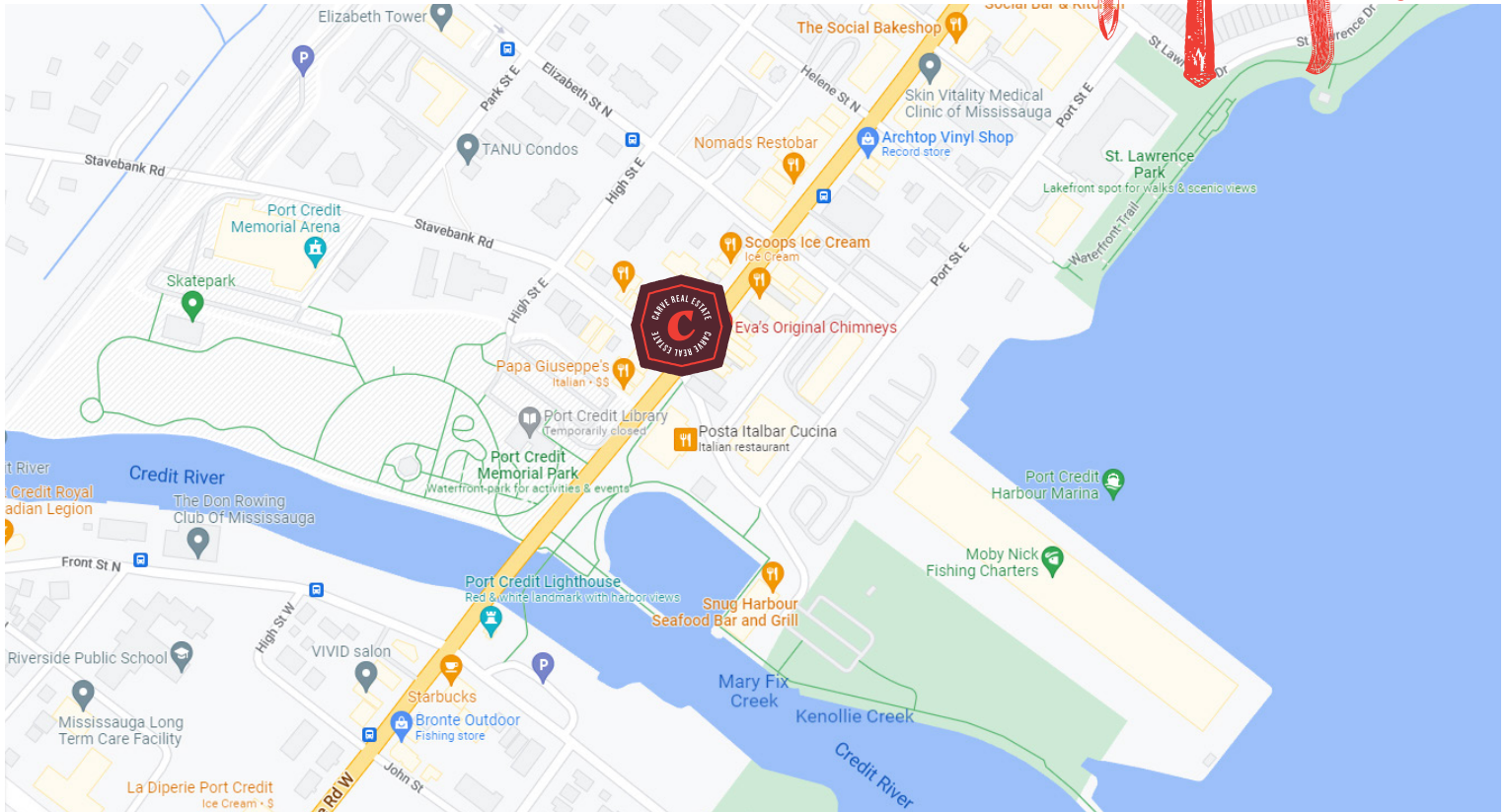


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BUILDING DETAILS

Port Credit is one of the premium neighbourhoods not just in Mississauga, but in the entire Greater Toronto Area (GTA). Home to some of Mississauga's best restaurants, bars, and shopping, this area is busy all year long, and extremely busy in the summer months.

Close to the water and the Credit River, this unit occupies a premium location right on Lakeshore Road East, between Stavebank Road and Elizabeth Street.

Property Details: The unit is in excellent condition with 3-phase power that has more than enough to power the machinery and fridges. 4 parking spaces to the rear of the unit where the delivery drivers come for the ghost kitchen concepts.

High and dry basement with tons of storage, office space, and more. Excellent set up for the different concepts.

LOT SIZE

Frontage:

18.37 ft along Lakeshore East

Depth:

Approximately 135.12 ft

Raw Measurements:

18.41 ft x 135.43 ft x 17.98 ft x 135.42 ft

Total Area:

2,464.93 ft² (0.057 ac)



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