



**FOR LEASE**

**752 QUEEN ST E, ST. MARYS**

**\$2,900 Gross Rent**

**Utilities Included**

**750 Sq Ft**

**Pizza Pizza Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## PIZZA PIZZA

Outstanding opportunity to lease an operating Pizza Pizza franchise in a modern Esso gas station that is also home to Becker's Convenience and McDonald's. This store is in outstanding condition and still new.

The 750 sq ft space is located inside of the main building with its own service counter and area. 2 main hood systems for a combined 11 feet, 2 walk-ins, and lots of prep area. Tons of leaseholds and equipment available in this turnkey operation.

Great lease rate of \$2,900 gross rent that includes TMI as well as all utilities, with lots of term remaining. Capitalize on a great delivery radius for all of St. Marys and surrounding area while benefitting from the gas station patrons.



**RYAN EARL, Broker and Founder**

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





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## OTHER LOCATIONS:



### BABAZ SHAWARMA

- Babaz Shawarma near Western Uni
- \$4,420 gross rent
- 1,600 sq ft
- Big sales and profits



### GRILL & WRAP

- Quick-Service Restaurant (QSR)
- \$3,425 gross rent
- 1,250 sq ft
- Great sales on busy road in London



### FRESHII

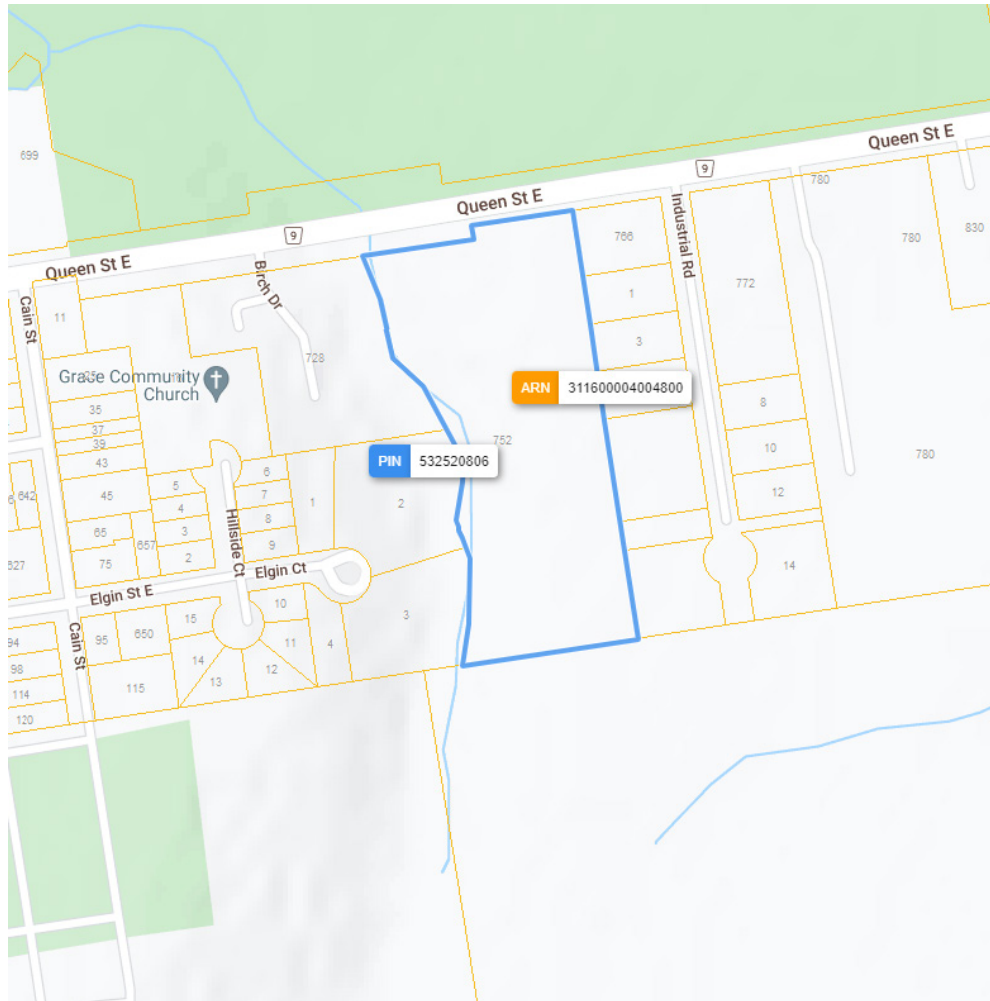
- Performing Freshii location in London
- 1,200 sq ft
- \$6,200 gross rent
- Great location near Western



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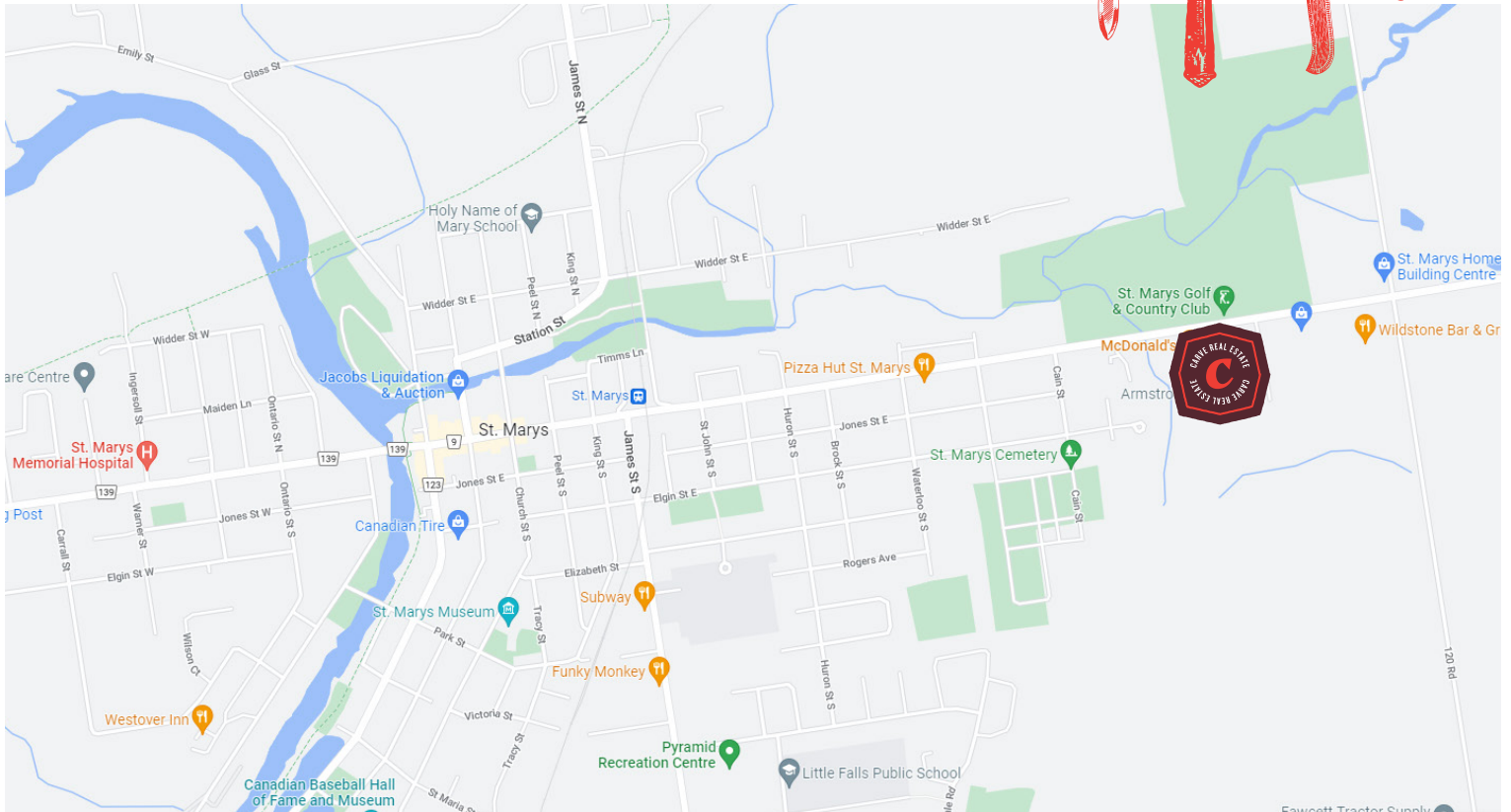


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## BUILDING DETAILS

This plaza is home to AAA tenants in Esso gas station, McDonald's, and Becker's Convenience. The Pizza Pizza combines to provide a formidable selection of tenants in this plaza that is located directly on the main road in the town.

The plaza is also located on the main way into town from the east. This business is allotted 4 parking spaces for the customers for pizza.

**Property Details:** This building is a recent build and has all new systems. The walk-in fridge and in-line freezer have direct access doors to the main store area that is accessible to the customers.

Two full commercial hood ranges with a 2 stacked classic Blodgett pizza ovens. There are deep fryers and this location has the full Pizza Pizza menu and selection including chicken wings and more.

Excellent signage space on the advertising pylon.

### LOT SIZE

#### Frontage:

485.91 ft along Queen St East

#### Depth:

Approximately 977.68 ft

#### Raw Measurements:

977.68 ft x 485.91 ft x 977.68 ft x 485.91 ft

#### Total Area:

378,921.57 ft<sup>2</sup> (8.699 ac)



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