



**FOR SALE**

**200 GREEN LANE E, EAST GWILLIMBURY**

**\$199,000**

**\$4,513 Gross Rent**

**1,225 Sq Ft**

**QSR Franchise**

## FRESHII NEWMARKET NORTH

Very popular Freshii franchise location on the boarder of East Gwillimbury and Newmarket at Green Lane and Yonge Street. This is an above average performing store with great sales.

Newly built out in 2017 and located in a fantastic location in a busy plaza directly beside Tim Hortons and across from Dollarama. Tons of parking spaces, signage, and a nice bright unit. Ideal for a hands-on operator looking for income on top of salary.

Lease rate of \$4,513 including TMI with 5 + 5 + 5 years remaining. Seating for 24 in 1,250 sq ft with a large prep area. Royalties of 4.5% + 1.5% and full training and support from head office. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## OTHER LOCATIONS:



### FRESHII - MARKHAM

- Modern Freshii location in Markham
- 1,100 sq ft
- \$5,160 gross rent
- Located in a very busy plaza



### FRESHII - WINDSOR

- Popular Freshii location in Windsor
- 1,200 sq ft
- \$3,716 gross rent
- Great sales and new buildout



### FRESHII - LONDON

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

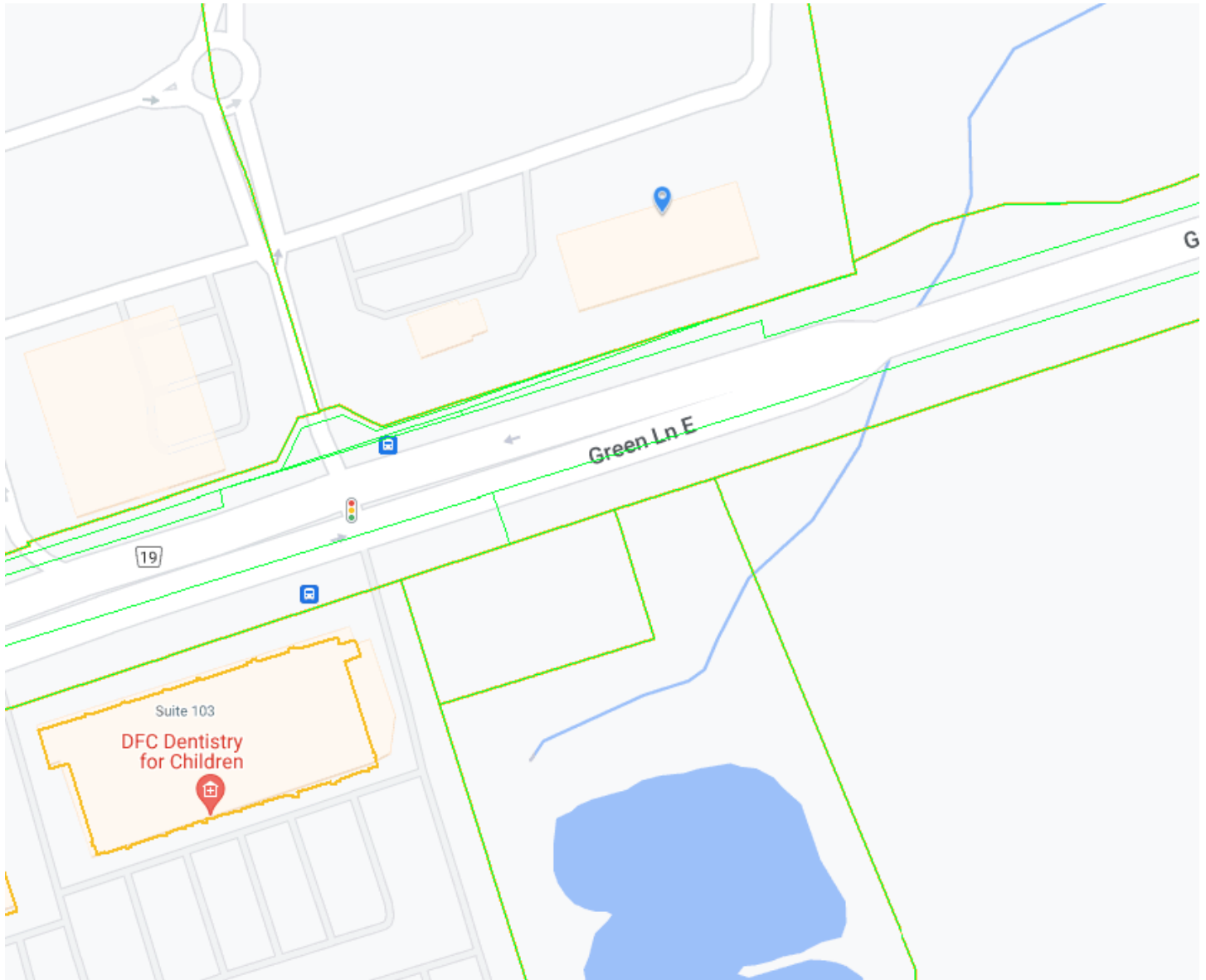


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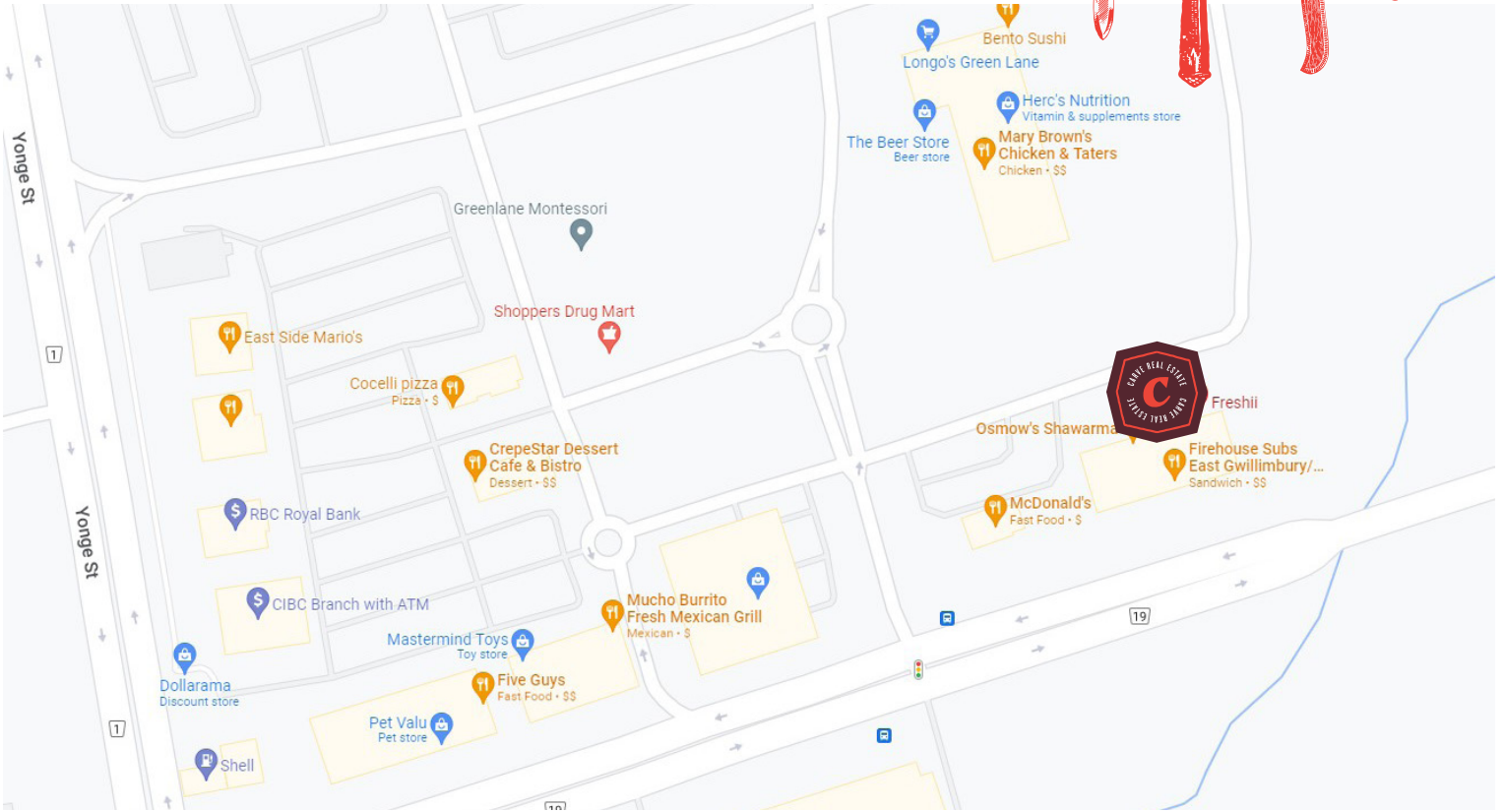
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## BUILDING DETAILS

This commercial unit is located in a very popular plaza located at Yonge Street and Green Lane with such AAA tenants as Tim Horton's, Dollarama, McDonald's, Osmow's, East Side Mario's, Lone Star Texas Grill, RBC Royal Bank, CIBC bank, Firehouse Subs, Shopper's Drug Mart, Mary Brown's, Longo's, Five Guys, and more!

**Property Details:** Modern and bright unit that is fully renovated and up to franchise standards. There is ample prep and staff area in this store towards the back.

The plaza offers tons of parking spaces and the signage is excellent, as one would expect from a Fieldgate plaza.

### LOT SIZE

**Frontage:**

537.44 ft along Green Lane

**Depth:**

Approximately 732.09 ft

**Dimensions:**

255.03 ft x 20.05 ft x 46.68 ft x  
303.78 ft x 48.68 ft x 138.30 ft  
x 732.09 ft x 476.41 ft x 4.91 ft  
x 120.41 ft x 57.82 ft x 82.12 ft x  
319.73 ft

**Size:**

423,289 ft<sup>2</sup> (0.148 ac)



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