



FOR SALE

1970 ST. CLAIR AVE W, TORONTO

\$199,000

\$6,903 Gross Rent

1,225 Sq Ft

Freshii Franchise

FRESHII - STOCKYARDS

Freshii franchise location available in The Stockyards in Toronto. This is a modern buildout that faces directly on to St. Clair from the north side. The streetcar stops directly in front of the store. There are hundreds of parking spaces and great signage.

This is a premium shopping destination with a ton of anchor tenants. This store is a great performer with a history of solid sales. Full support and training from head office. Royalties of 6% + 2%.

Lease rate of \$6,903 gross rent including TMI with 4 + 5 + 5 years remaining. 200-amp service in bright south facing unit with 1 walk-in fridge. Produces solid income on top of owner's salary. Easy to operate 1,225 sq ft layout minimal staff.

READY FOR SECONDS?

Call me to discuss this listing today.



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:



FRESHII - BRAMPTON

- Healthy QSR Franchise
- \$5,487 gross rent
- 1,350 Sq Ft
- Seating for 22



FRESHII - MARKHAM

- Quick Service Restaurant
- \$5,16 gross rent
- 1,100 Sq Ft
- Seating for 24



FRESHII - EAST GWILLIMBURY

- QSR Franchise
- \$4,513 gross rent
- 4,513 Sq Ft
- Seating for 24

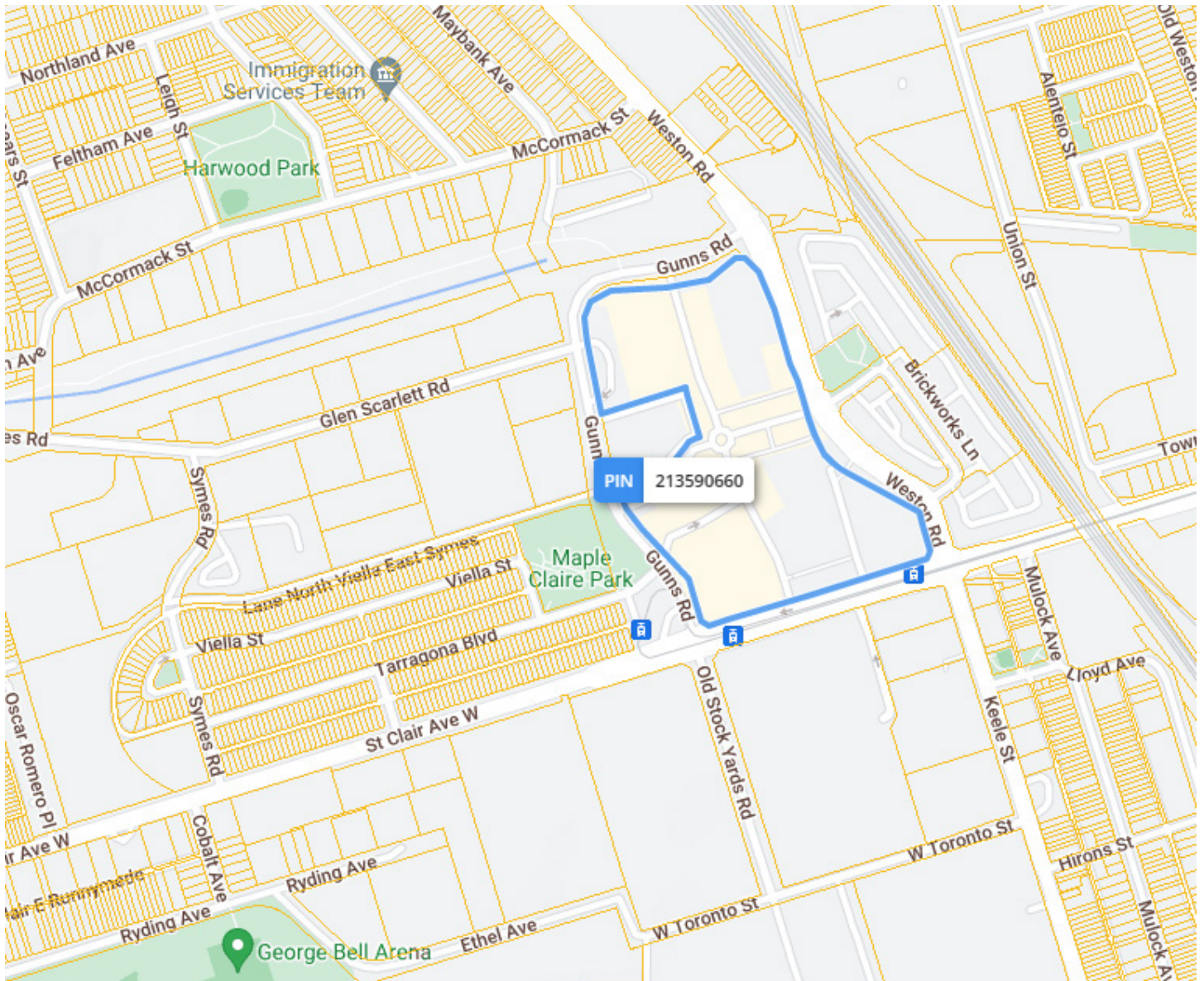


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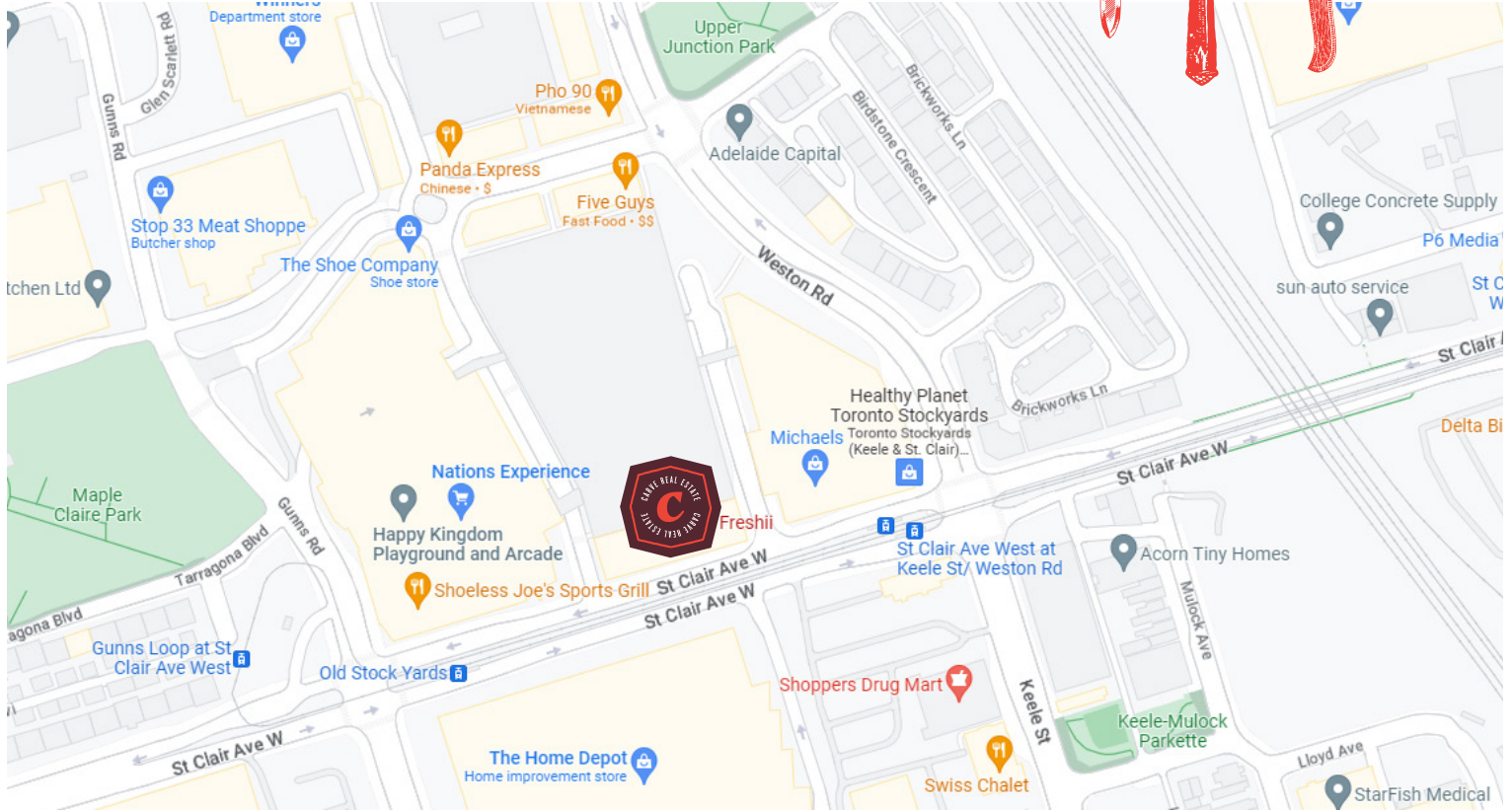
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BUILDING DETAILS

The Stockyards by Riocan is a major development in Toronto with an enormous, covered parkade a ton of shopping and dining options. Located just north of the Junction neighbourhood in Toronto and situated at a major traffic crossing. Keele and Black Creek Drive are just to the north, the Junction to the south, and the St. Clair streetcar passes by your front door.

This store is situated between Chipotle and Firehouse Subs which both bring in a ton of traffic on their own.

Property Details: This is a bright and inviting commercial unit that faces south and as such gets a ton of light. It faces onto St. Clair Avenue West and has exposure to the near constant traffic on St. Clair.

LOT SIZE

Frontage:

829.85 ft along St Clair Ave W

Depth:

Approximatley 1176.73 ft

Dimensions:

146.86 ft x 73.69 ft x 31.44 ft x 128.86 ft x
357.98 ft x 87.72 ft x 62.75 ft x 98.01 ft x
257.56 ft x 320.06 ft x 188.73 ft x 136.65 ft x
7.36 ft x 10.47 ft x 56.14 ft x 25.08 ft x 19.65
ft x 42.38 ft x 72.94 ft x 29.93 ft x 55.00 ft x
346.88 ft x 155.47 ft x 34.66 ft x 829.85 ft x
28.05 ft x 153.50 ft x 296.68 ft x 204.56 ft x
185.24 ft x 73.10 ft x 203.87 ft

Size:

841,026.56 ft² (19.307 ac)



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