



FOR SALE

2 DOUGLAS RD, UXBRIDGE

\$79,000

\$7,700 Gross Rent

1,642 Sq Ft

Quick Service Restaurant

QSR FOR REBRANDING

Turnkey quick service restaurant (QSR) available for rebranding! Location in Uxbridge in a brand new plaza with a ton of AAA restaurants and tenants. Tons of visibility and parking in this modern buildout.

There are restrictions in the plaza however this location is available for rebranding/conversion into a different concept, cuisine, or franchise. Great opportunity for operators looking to expand into new markets but avoiding the cost of a brand new buildout. Please do not go direct or speak to staff.

Modern lease of \$7,700 Gross Rent including TMI and CAM charges with 4 + 5 + 5 + 5 years remaining in a great location right off the highway and next to one of Canada's best golf courses. 7-foot commercial hood and 1,642 sq ft layout.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



HERO CERTIFIED BURGERS

- Very visible corner location
- 1,700 Sq Ft
- \$5,575 Gross Rent
- Seating for 28



FRESHII

- In the heart of Kitchener, Waterloo
- 1,137 Sq Ft
- \$6,460 Gross Rent
- Seating for 18 + 30 on the patio



QSR FOR REBRANDING

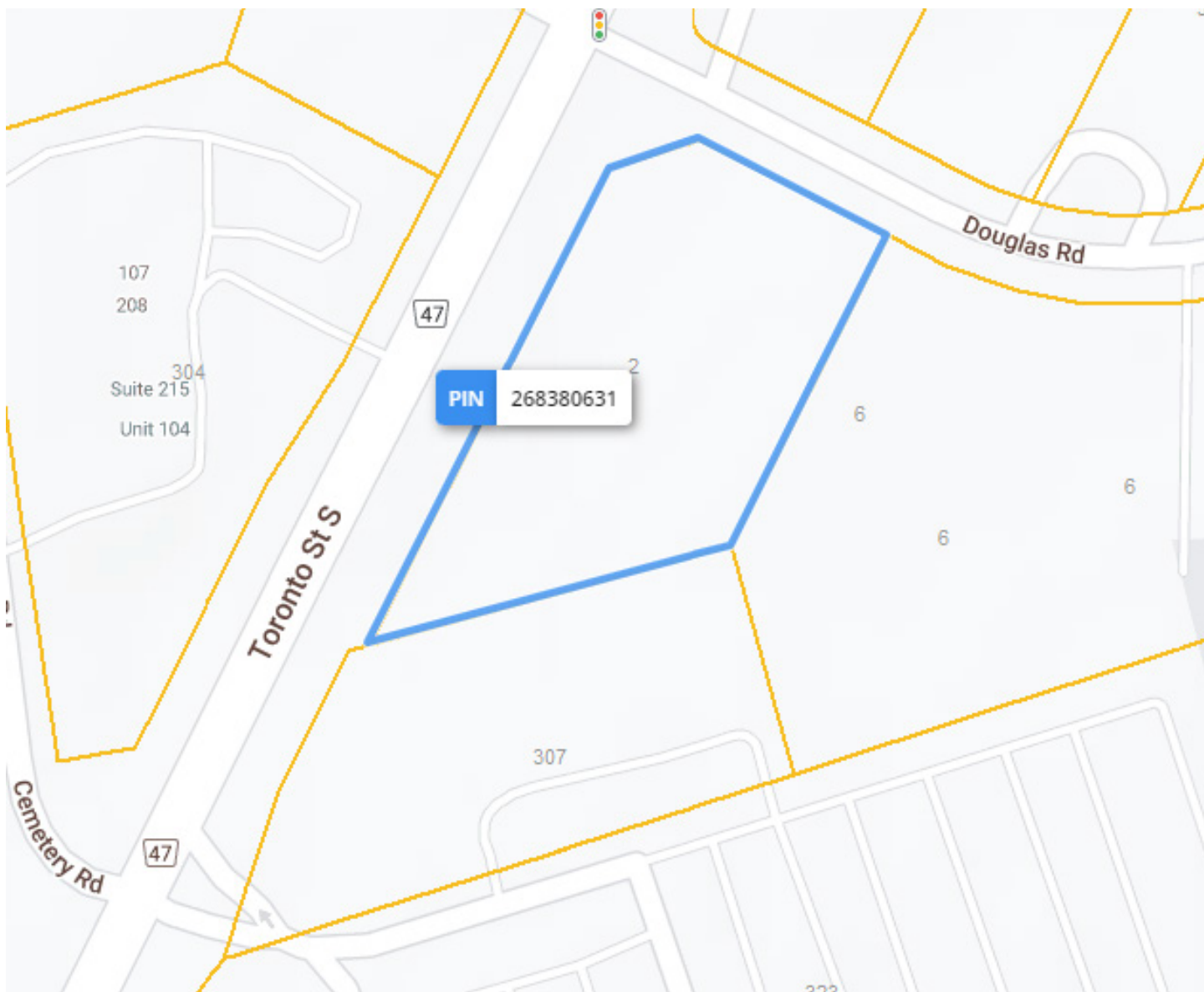
- Modern store in a busy plaza
- 1,265 Sq Ft
- \$2,966 Gross Rent
- Seating for 16



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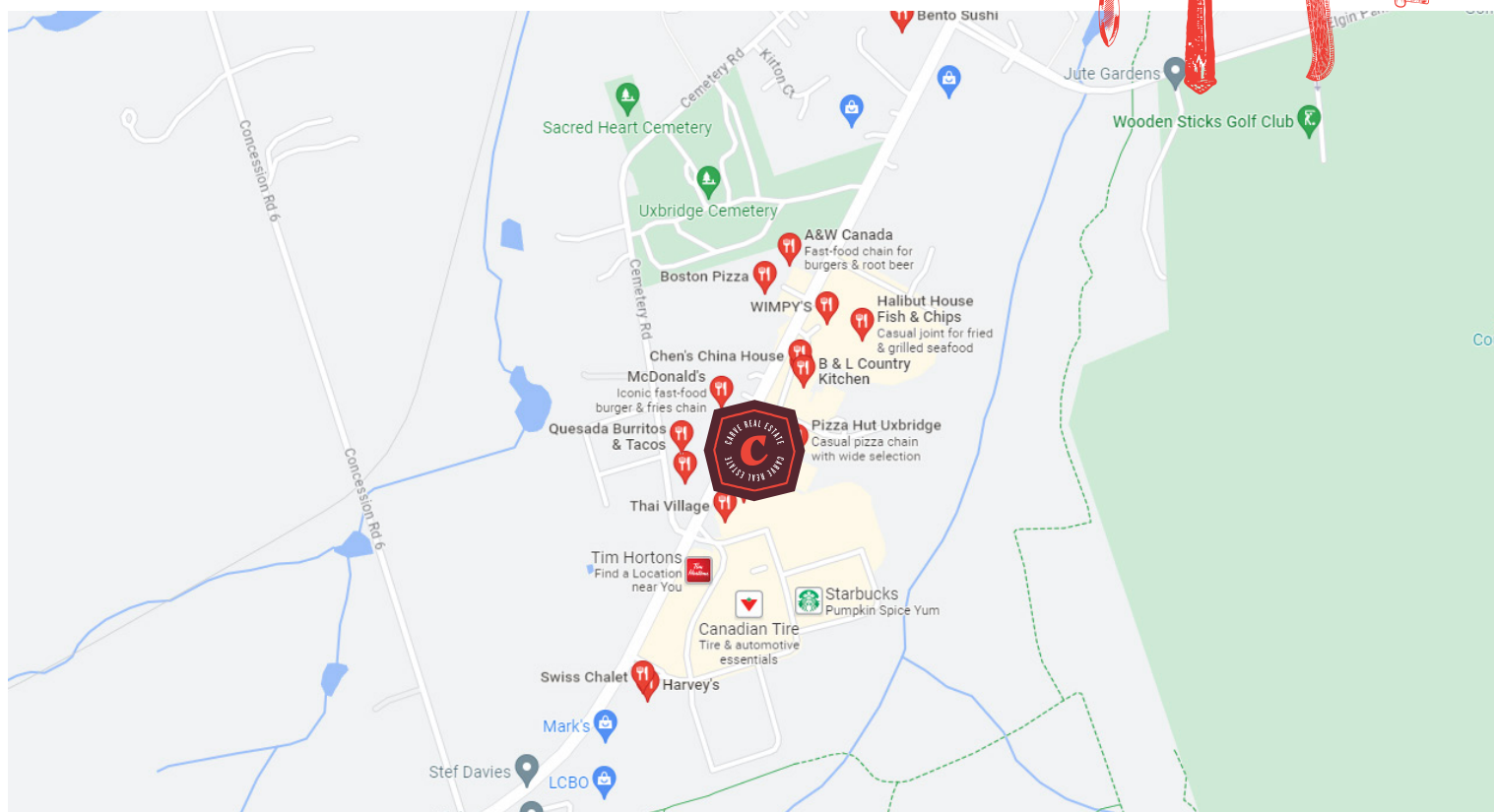
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BUILDING DETAILS

This is a very attractive plaza that has all of the traffic driving past on its way into town from the south. Excellent visibility and signage in a modern west facing commercial unit with lots of light.

The layout is ideal for a quick service restaurant (QSR) of this type with a great ratio of front to back of house. Seating for 30.

Property Details: This is a new plaza and all leaseholds, equipment, and systems are modern and recently installed. Turnkey and ready to go.

Concrete pad location with 200-amp 600-watt service.

LOT SIZE

Frontage:
393.28 ft along Douglas Rd

Depth:
Approximately 170 ft

Dimensions:
70.76 ft x 393.28 ft x 278.55 ft x
256.73 ft x 156.63 ft

Size:
71,117.09 ft² (1.633 ac)



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