



**FOR SALE**

**472 YONGE ST, TORONTO**

**\$399,000**

## DICKEY'S BARBECUE PIT

**\$17,699 Gross Rent**

Dickey's Barbecue Pit is a longstanding American barbecue QSR franchise that goes back to 1941 in Dallas Texas. There are hundreds of locations worldwide however this is one of only 8 in Canada and the only one in Toronto!

**1,998 Sq Ft**

AAA location on Yonge Street in a completely renovated commercial unit located beside a McDonald's. There is a 12 ft commercial hood and a walk-in fridge that can handle big sales all day long. Great combo of dine in, pickup, catering, and deliveries.

**QSR Barbecue Franchise**

Lease rate of \$17,699 gross rent including TMI with 5 + 5 years remaining. Full training to be provide by head office. 5% + 2% royalties. Big sales over 1 million. Liquor license of 60. Please do not go direct.

**READY FOR SECONDS?**  
Call me to discuss this listing today.



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## OTHER FRANCHISES:



### FIREHOUSE SUBS

- Located in Oakville at the QEW & Dorval
- 2,600 Sq Ft
- \$10,220 Gross Rent
- Seating for 30



### STARBUCKS

- Located in Hotel X
- 1,200 sq ft
- 5,000 gross rent
- Seating for 30



### PIZZA PIZZA

- Pizza Pizza in a modern St Mary's Esso
- 750 Sq Ft
- \$2,900 Gross Rent
- Outstanding condition

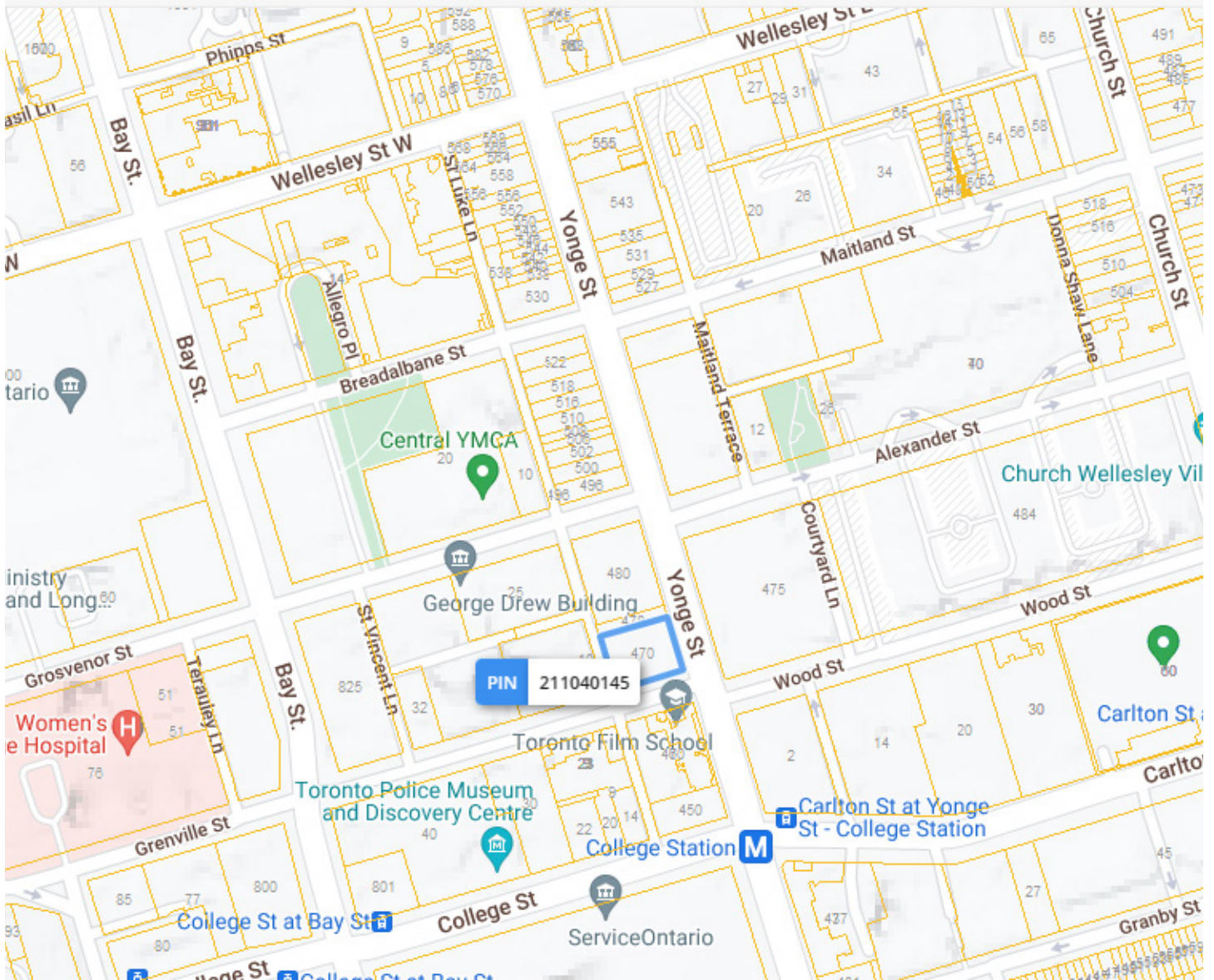


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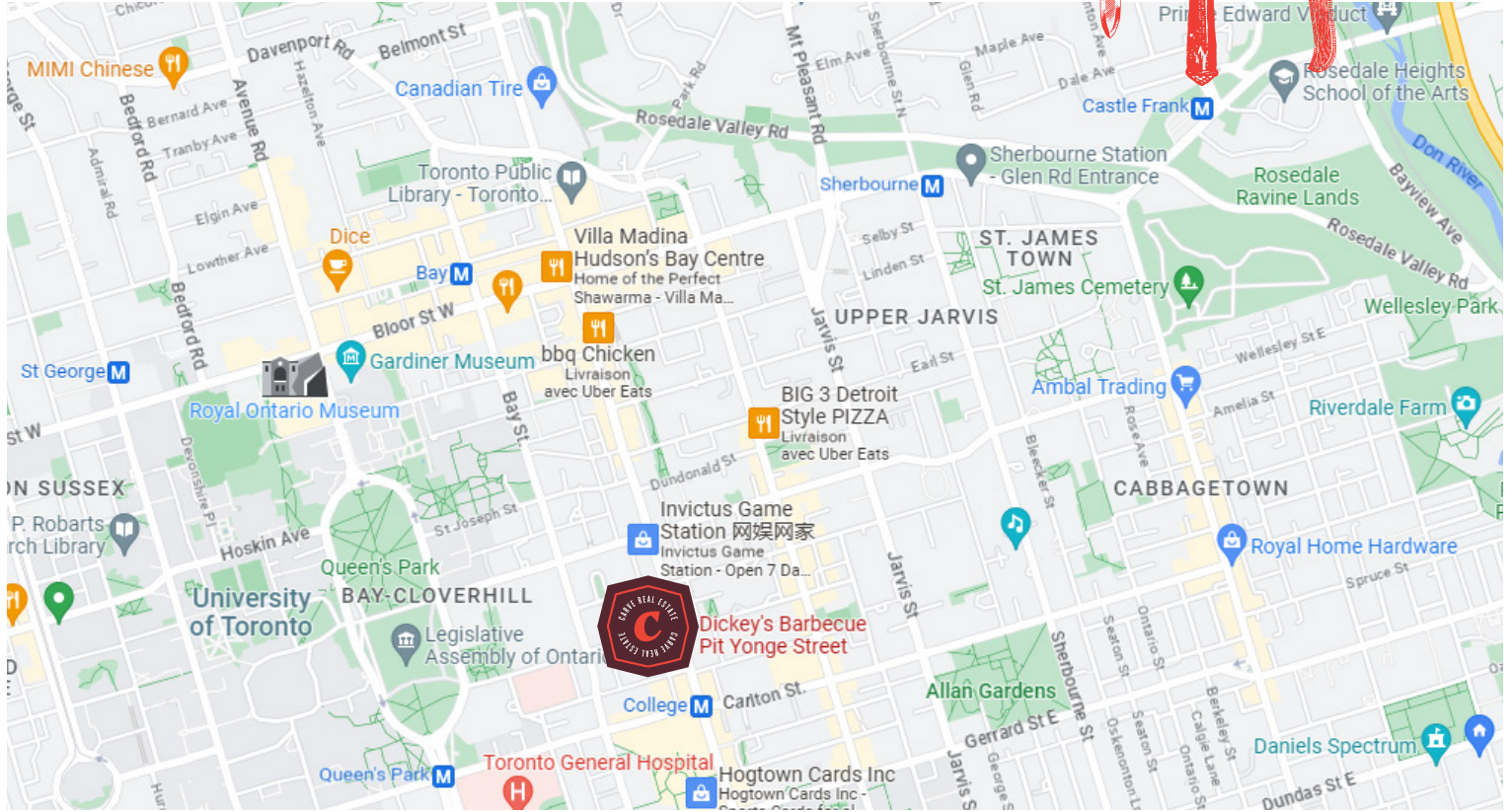
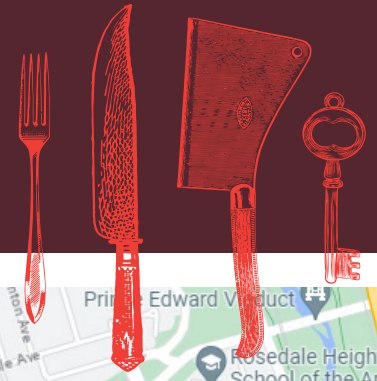
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## BUILDING DETAILS

What more is there to be said about being on Yonge Street in the city of Toronto? It's the backbone of the city. It has a subway that runs beneath it. It is the longest street in the world. It is also very difficult to find a good location on it and even better...a location with reasonable rent.

This store is just steps away from the College Station and has two major University campus adjacent to it with the University of Toronto to the north and west, and Ryerson/Toronto Metropolitan University to the south and east.

**Property Details:** This unit has seen a complete rebuild. The systems are new and the equipment is all top of the line and in accordance with franchise standards.

Complete with security cameras and alarms and mirrors for deterring and detecting theft.

### LOT SIZE

**Frontage:**  
100.25 ft along Yonge St

**Depth:**  
Approximately 126.00 ft

**Dimensions:**  
126.28 ft x 99.76 ft x 126.18 ft x 99.48 ft

**Size:**  
12,572.24 ft<sup>2</sup> (0.289 ac)



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