



FOR SALE

645 WESTMOUNT RD E, KITCHENER

\$699,000

\$8,155 Gross Rent

2,473 Sq Ft

Restaurant - Market - QSR

READY FOR SECONDS?

Call me to discuss this listing today.

DAMASK RESTO MARKET

Damask Resto Market is a very successful quick service restaurant (QSR), market, and bakery serving authentic Syrian cuisine. This is a brand new buildout with an excellent setup including multiple service counters (one for each part of the business), seating for 24 inside and 12 on the patio, and a big production kitchen.

There is a 16-foot long commercial hood plus a 6-foot additional charcoal pit and hood. All of the leaseholds, equipment, and chattels are in excellent condition and top of the line. Please do not go directly or speak with staff or ownership.

Lease rate of \$8,155 gross rent including TMI with a long 9 + 5 + 5 years remaining. Tons of parking. 2 walk-ins. Excellent sales and profitability that is growing. Full training to be provided. 2,473 sq ft with a great layout.

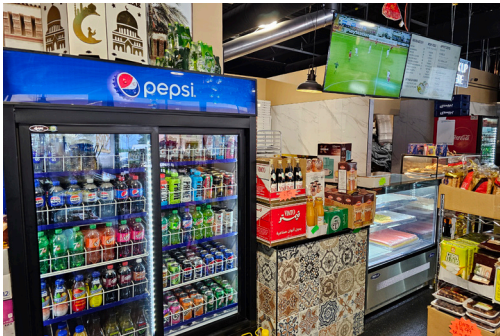
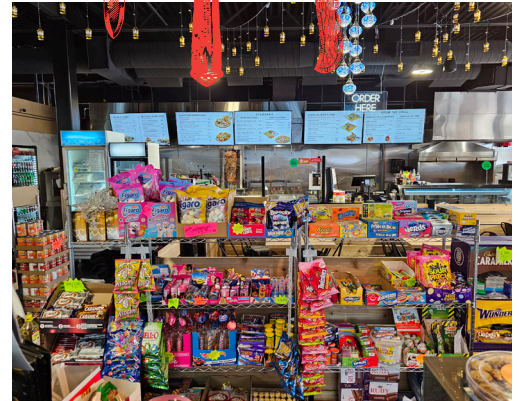


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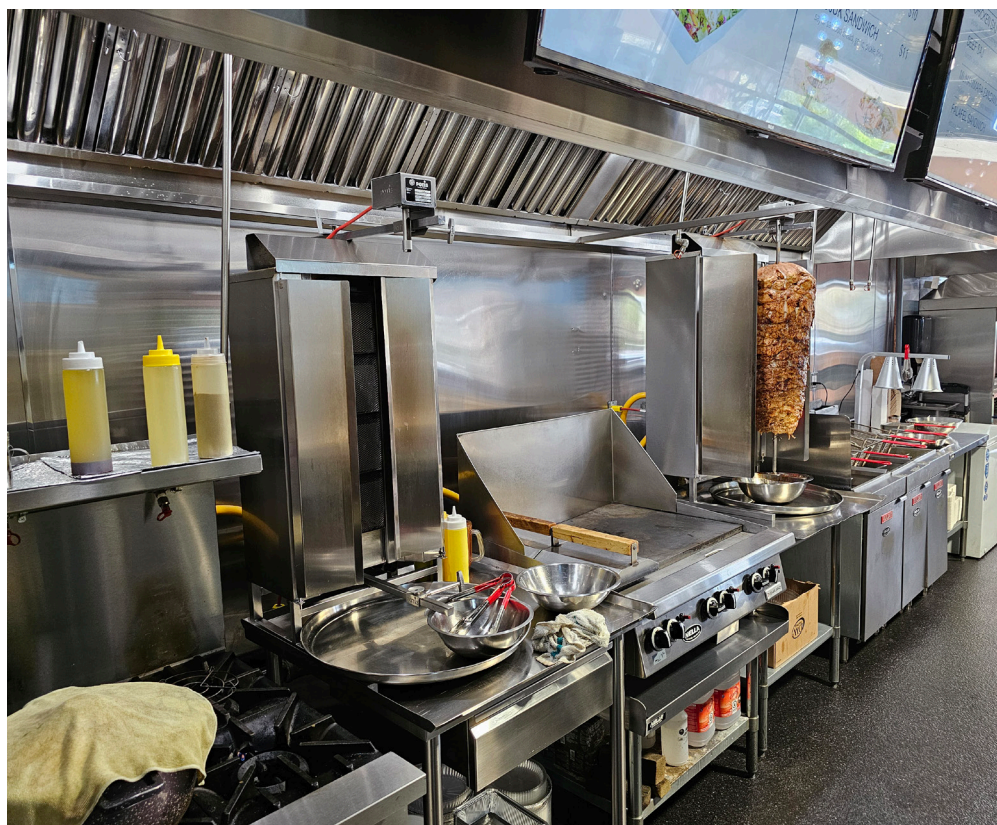


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OTHER LOCATIONS:



TAHINI'S CHURCH

- Popular Tahini's in downtown Toronto
- 1,150 Sq Ft
- \$8,700 Gross Rent
- Limited seating for 6



SIDRA SHAWARMA & KABOB

- Middle Eastern Restaurant
- 1,700 Sq Ft
- \$5,850 Gross Rent
- Seating for 54 + 30 Patio



OLD AVENUE RESTAURANT

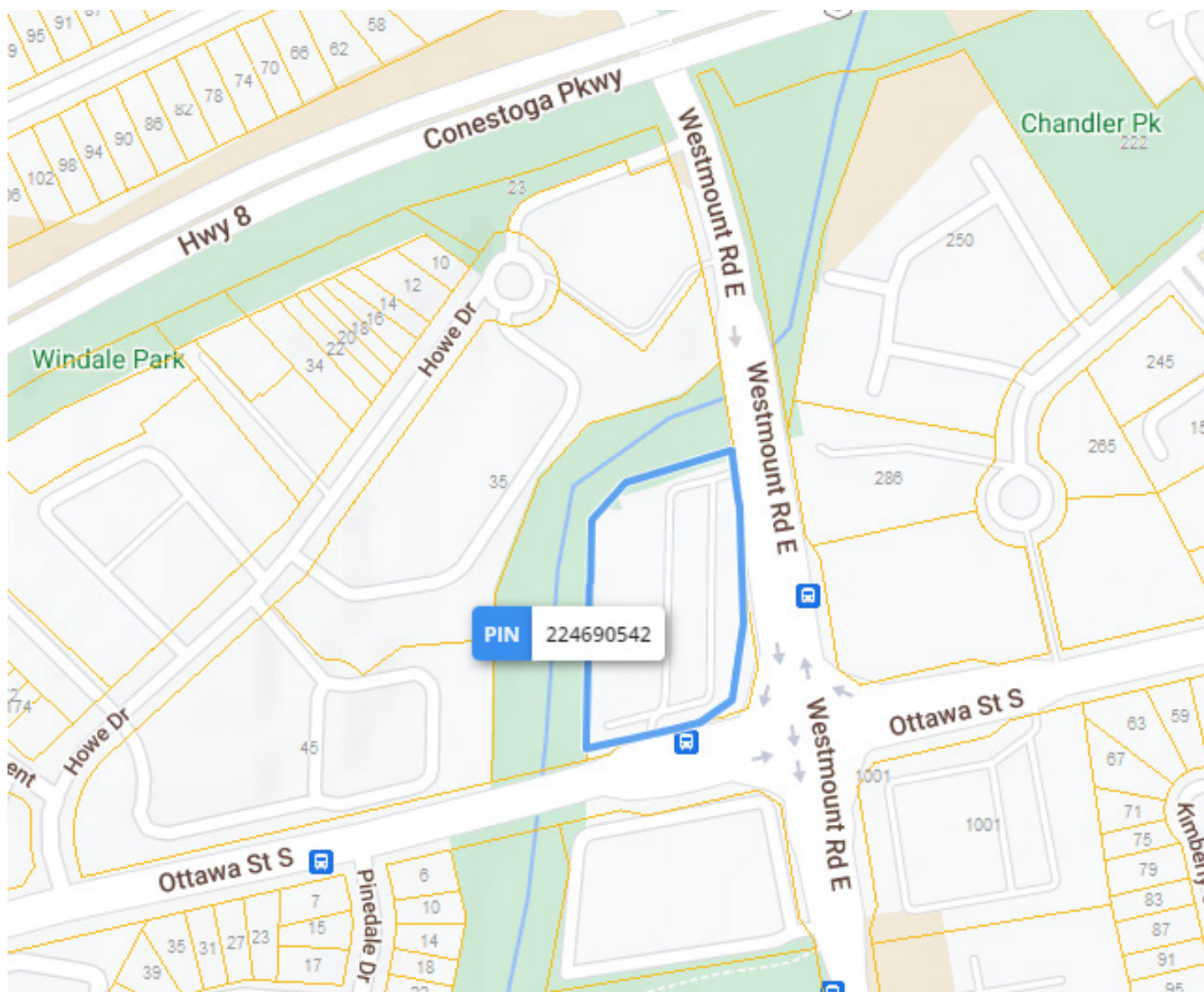
- Licensed Restaurant
- 1,700 Sq Ft
- \$7,230 Gross Rent
- Licensed for 28 + 12



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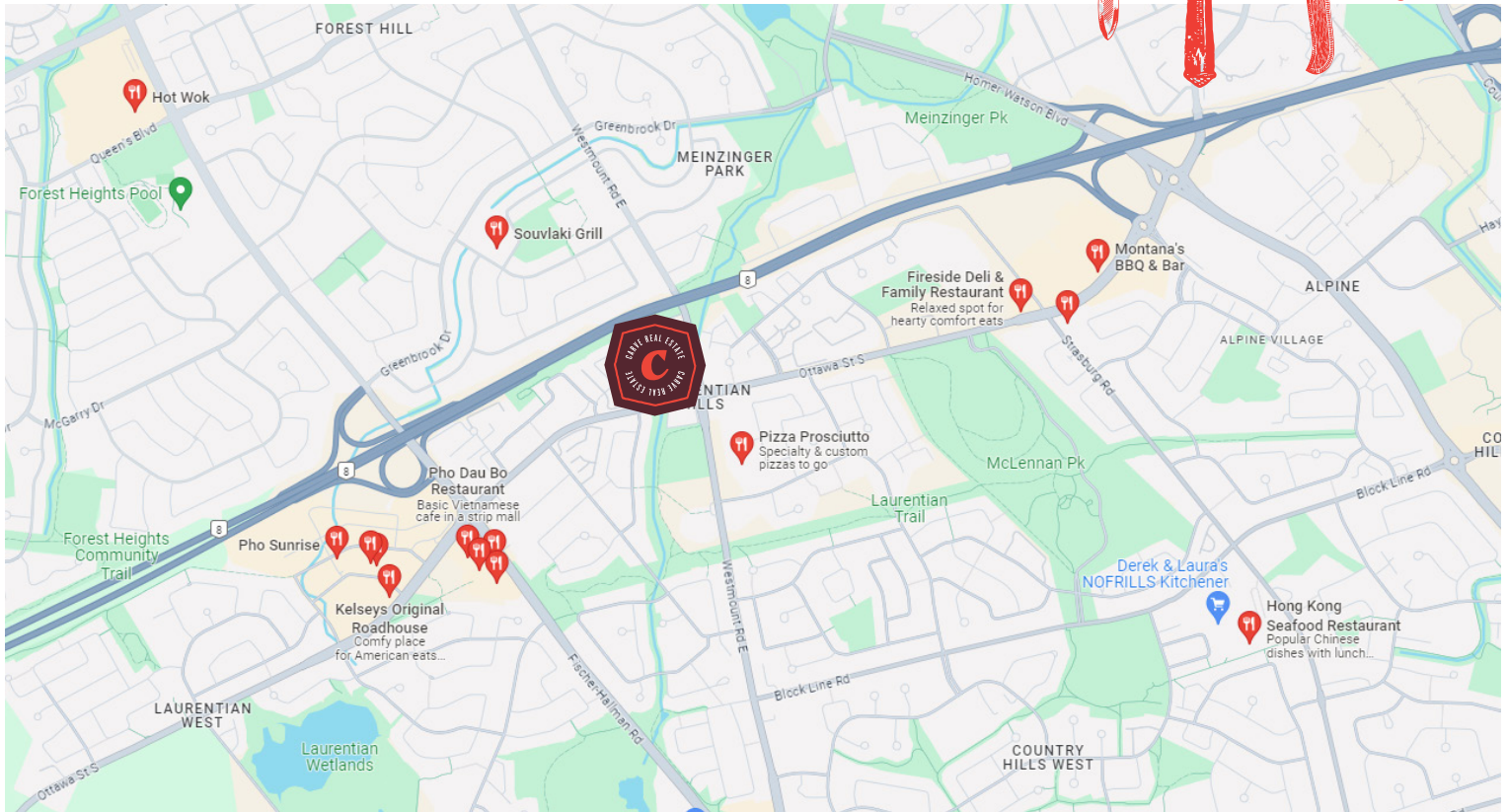
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BUILDING DETAILS

This commercial plaza is located at the juncture of Westmount and Ottawa Street which are two major thoroughfares in this part of Kitchener-Waterloo. It is also literally steps from Highway 8 making it very accessible and in an area with a number of large plazas and draws in a lot of customers.

This unit was formerly a convenience store and it was completely rebuilt in 2023. The leaseholds are all redone and the hood system and equipment are all new.

Property Details: The store is set up into 3 different counter areas, with the quick service restaurant, the bakery, and the dessert/cafe area separated into sections and the retail/market goods in the center of the store along with the seating. It is a great setup that creates a great atmosphere.

LOT SIZE

Frontage:

273.87 ft along Westmount Rd E

Depth:

Approximately 346.89 ft

Dimensions:

66.46 ft x 1.42 ft x 109.42 ft x
61.57 ft x 116.99 ft x 262.45 ft x
169.15 ft x 78.38 ft x 346.89 ft

Size:

88,619.19 ft² (2.034 ac)



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