



FOR SALE

588 DANFORTH AVE, TORONTO

\$199,000

\$7,198 Gross Rent

1,250 Sq Ft

QSR Franchise

READY FOR SECONDS?

Call me to discuss this listing today.

SMOKE'S POUTINERIE

Smoke's Poutinerie is Canada's premier poutine franchise with over 40 locations across Ontario and one of the most recognizable brands in the marketplace. This location is in the heart of Greektown on the Danforth and has constant foot traffic and subway stations on either side of it.

South facing quick service restaurant (QSR) with a great 1,250 Sq Ft layout that is easy to staff and manage and keep your labour costs low. Full support and training by head office pending franchisee approval and royalty rates of 6% + 2%. Please do not go direct or speak to staff. Potential to add a summer patio.

Great lease rate of \$7,198 Gross Rent including TMI with 4 + 5 years remaining. Newly renovated and in excellent condition with new equipment. Limited seating for 10 with great signage on Danforth. 1 walk-in fridge.



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OTHER LOCATIONS:



TURNKEY QSR

- Quick Service Restaurant QSR
- 1,400 Sq Ft
- \$6,200 Gross Rent
- Seating for 30



GOOD VIBES KITCHEN

- Quick Service Restaurant QSR
- 1,300 Sq Ft
- 5,132 Gross Rent
- Seating for 24



VELVET SUNRISE COFFEE ROASTERS

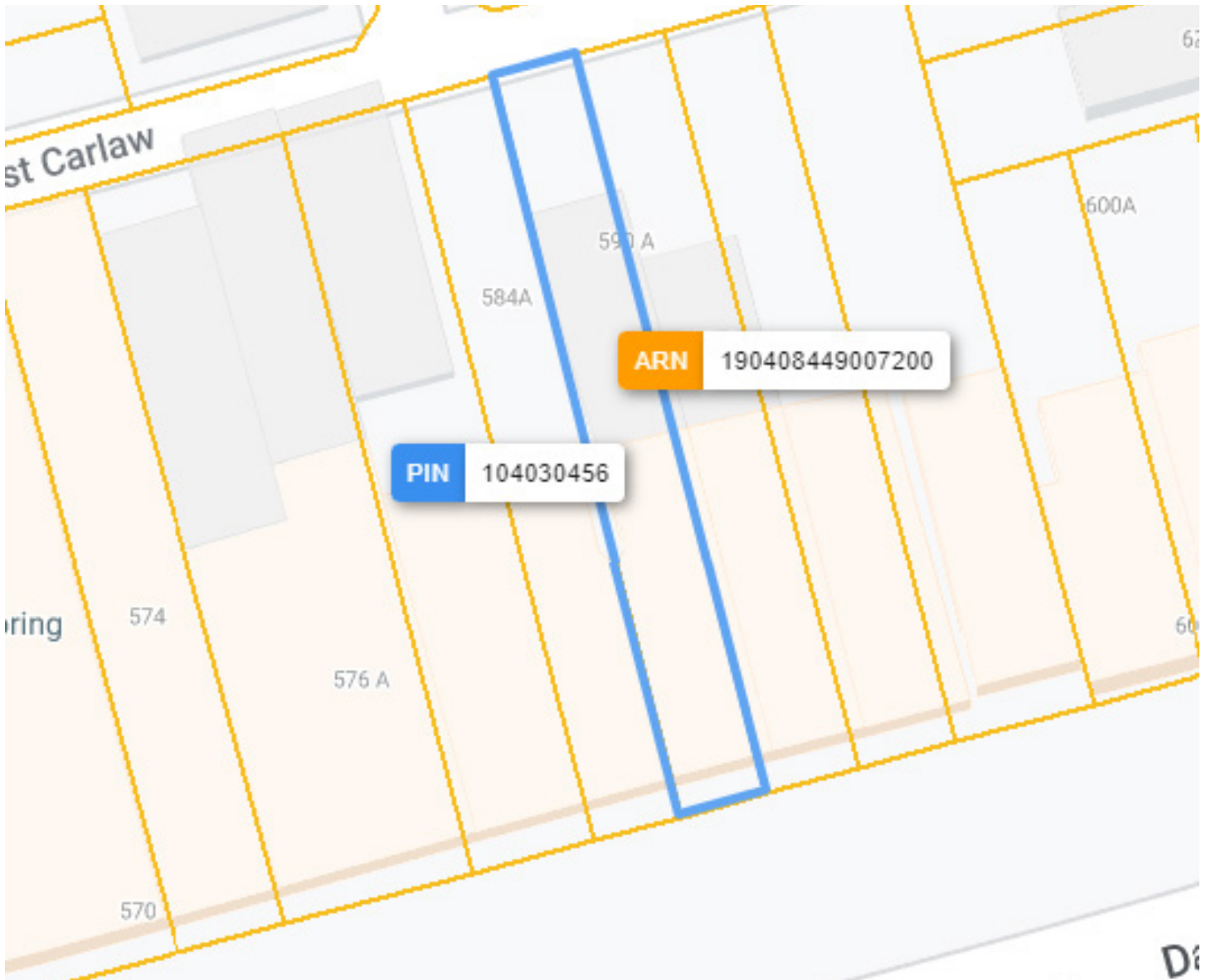
- Coffee Shop
- 950 Sq Ft
- \$11,548 Gross Rent
- Seating for 14



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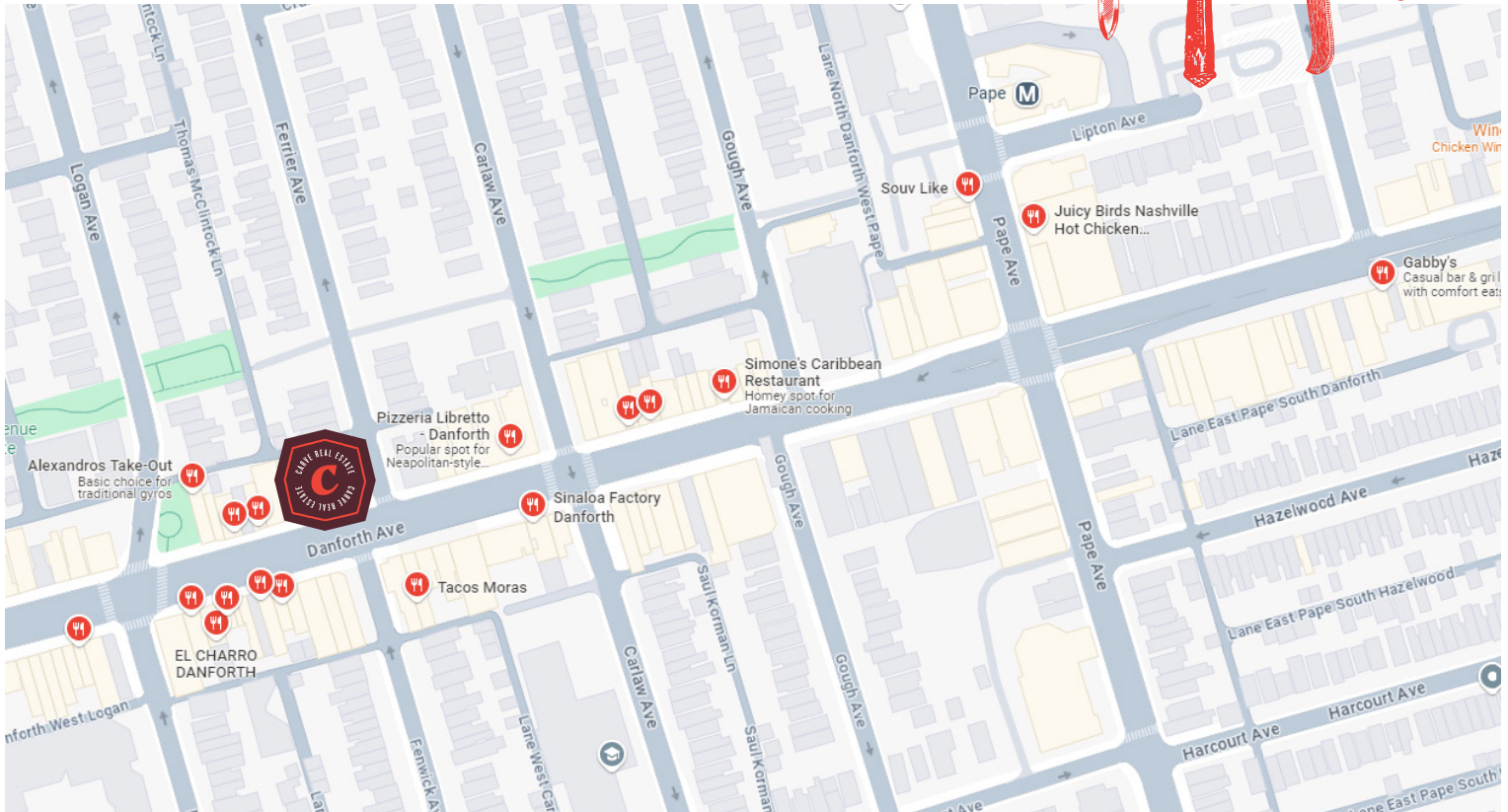


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BUILDING DETAILS

Greektown on the Danforth is one of Toronto's most famous neighbourhoods, and it is full of businesses, restaurants, offices, schools, and summer tourist traffic.

Of course there is also Taste of the Danforth which brings in literally millions of people every year.

Prime locations right in the heart of the neighbourhood, this AAA location has a long lease and term.

Property Details: This unit underwent a full upgrade when the current restaurant was built out only one year ago from the previous business, including lots of new equipment underneath the hood. There is 1 private parking spaces to the rear of the unit with alleyway access.

LOT SIZE

Frontage:

14.58 ft along Danforth Ave

Depth:

Approximately 120.20 ft

Dimensions:

13.58 ft x 120.20 ft x 14.58 ft x 120.18 ft

Size:

1,689.93 ft² (0.039 ac)



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