



**FOR SALE**

**31 REXDALE BLVD, ETOBICOKE**

**\$749,000**

## FIREHOUSE SUBS

Firehouse Subs is a premium quick service restaurant (QSR) franchise that has established itself as the premium sub brand in both the US and Canada. Known for above-average sales and a great head office this brand does not oversaturate markets and locations are hard to come across as a franchisee!

Located in the brand new development that is home to a ton of great brands including Costco, Canadian Tire, and Home Depot and right next door to the North Etobicoke Go Train. 1,731 Sq Ft layout that is easy to operate and staff and with great signage on both sides and over 200 parking spaces both above grade and in the underground parking lot.

Lease rate of \$7,933 Gross Rent including TMI with 9 + 5 + 5 years remaining. Royalties of 6% + 3% pending franchisor approval and training. Impressive sales that are growing. Please do not go direct or speak to staff.

**\$7,933.75 Gross Rent**

**1,731 Sq Ft**

**Firehouse Subs Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### FRESHII - EATON CENTRE

- Health QSR Franchise
- 346 Sq Ft
- \$18,333 Gross Rent
- Food Court Seating



### MEZA RESTO BAR

- Licensed Restaurant with Patio
- 2,400 Sq Ft
- \$7,522 Gross Rent
- Licensed for 96 + 30 patio



### QDOBA MEXICAN EATS

- QSR Franchise
- 2,080 Sq Ft
- 700+ units worldwide and growing
- Seating for 40

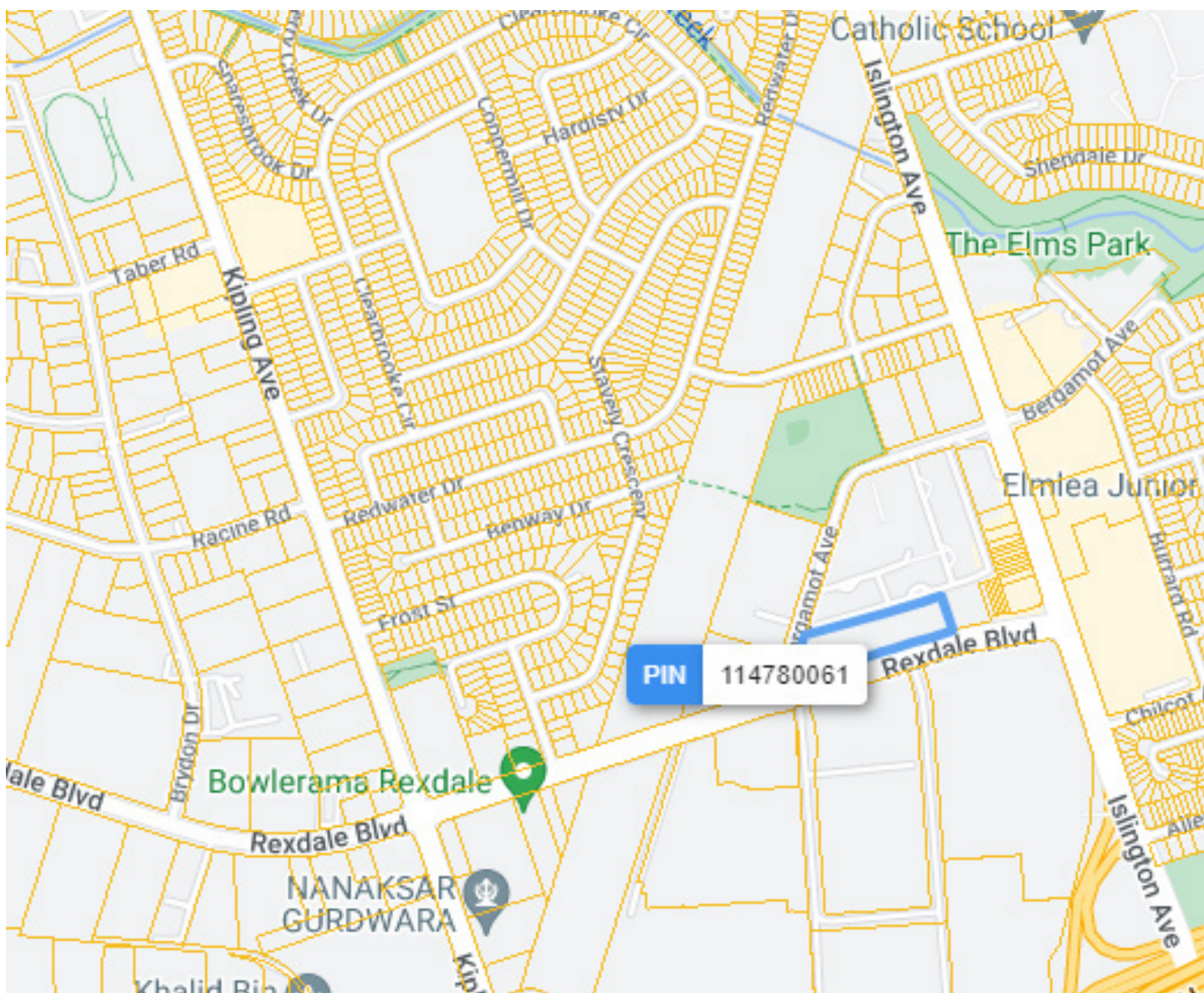


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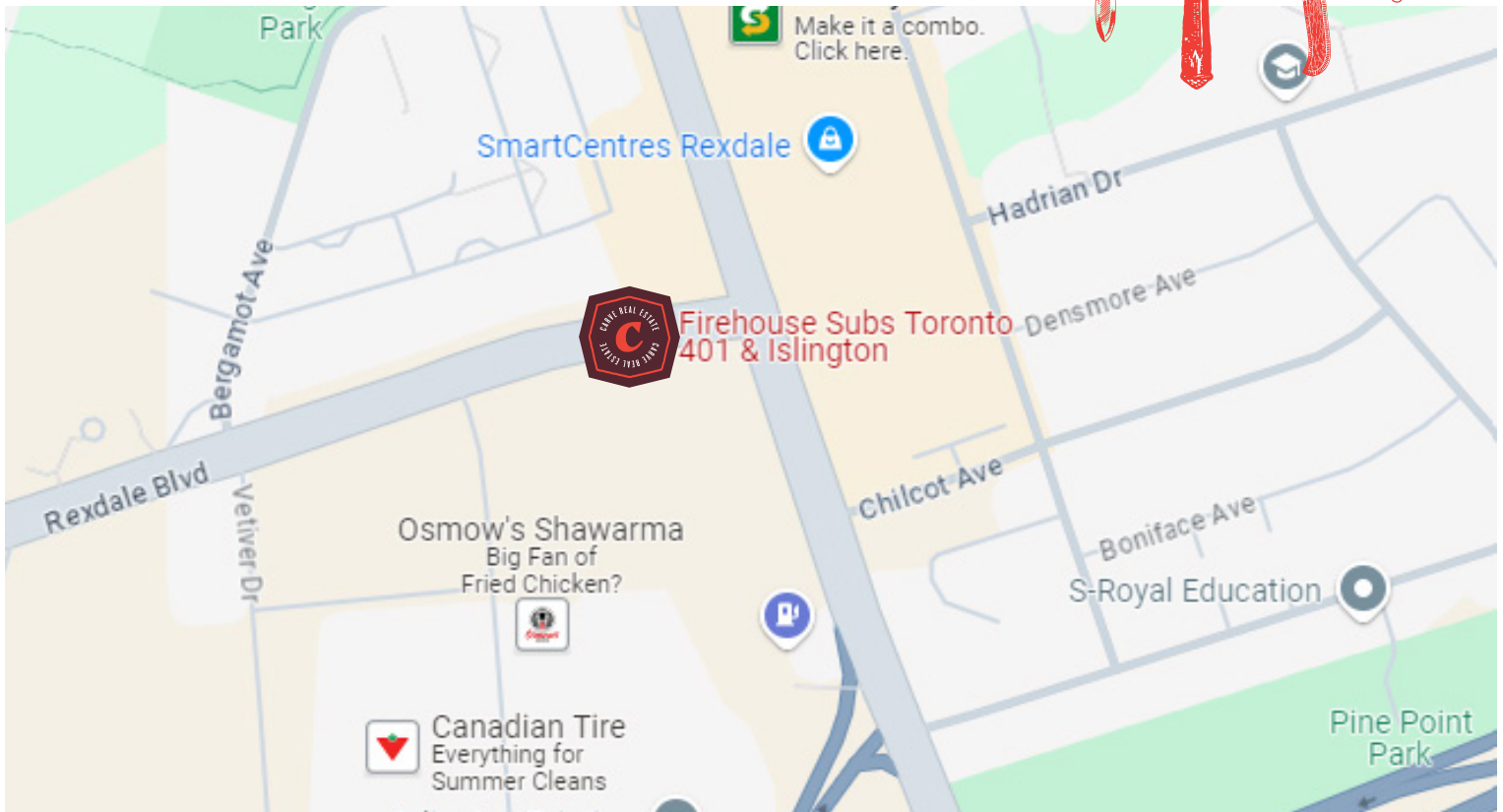


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## BUILDING DETAILS

This is a busy area in Etobicoke that is considered foremost when it comes to urban convenience. Close to all the city's most desirable amenities and perfectly connected to all forms of transit.

With the airport, Brampton, and Mississauga nearby this is the economic hub for transportation, logistics, and many other industries for the entire Greater Toronto Area (GTA).

**Property Details:** A brand new state of the art quick service restaurant buildout on a concrete pad with 400-amp 3-phase power electrical service. Totally modern and top of the line leaseholds and systems.

This is a modern plaza with multiple parking levels. The covered parking lot in front of this business is ideal for the harsh winter months in the city.

### LOT SIZE

#### Frontage:

370.69 ft along Rexdale Blvd

#### Depth:

Approximately 722.54 ft

#### Dimensions:

490.04 ft x 370.69 ft x 123.09 ft  
x 108.68 ft x 60.10 ft x 158.29 ft  
x 722.54 ft x 381.40 ft x 226.27 ft  
x 231.91 ft x 408.60 ft x  
309.53 ft x 72.14 ft

#### Size:

792,492.14 ft<sup>2</sup> (18.193 ac)



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