

**FOR SALE**

**825 WEBER STREET EAST**

**\$249,000**

**\$2,743 Gross Rent**

**1,200 Sq Ft**

**Quick Service Restaurant**

## GRILL HOUSE

Busy Quick Service Restaurant with short business hours and tons of sales to students with a high school located directly across the street. This busy fast food style restaurant specializes in lunch and dinner sales and closes early to maximize profits and minimize labour costs. Great margins and profits for a hands-on operator and open to serving different types of food.

Currently run as Grill House but the ability to change to a different cuisine, concept, or franchise. This money maker is right off of the junction of Highway 7, Highway 8, and King Street in Kitchener-Waterloo. Easy to operate and manage with minimal staff. Please do not go direct or speak to ownership.

Great lease rate of \$2,743 Gross Rent including TMI and water with 2 + 5 years remaining on the current lease. Limited seating for 16 with a QSR layout. 7-ft commercial hood and tons of parking spaces and signage.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestalestate.com

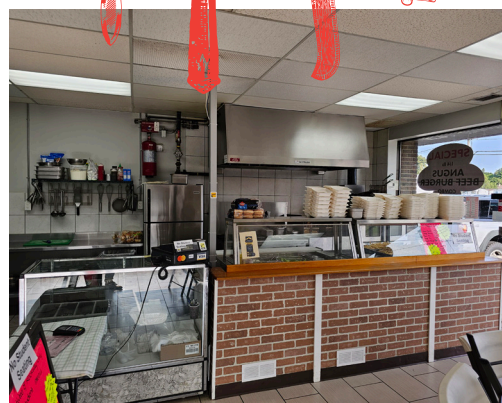
**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@carverestalestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestalestate.com

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# carve REAL ESTATE



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## OTHER LOCATIONS:



### QDOBA

- Licensed and fully outfitted
- 2,080 Sq Ft
- Full support and training from head office.



### FRESHII (MANITOU)

- Health QSR Franchise
- 1,137 Sq Ft
- \$6,460 Gross Rent
- Seating for 18 + 30



### FRESHII (WEBER)

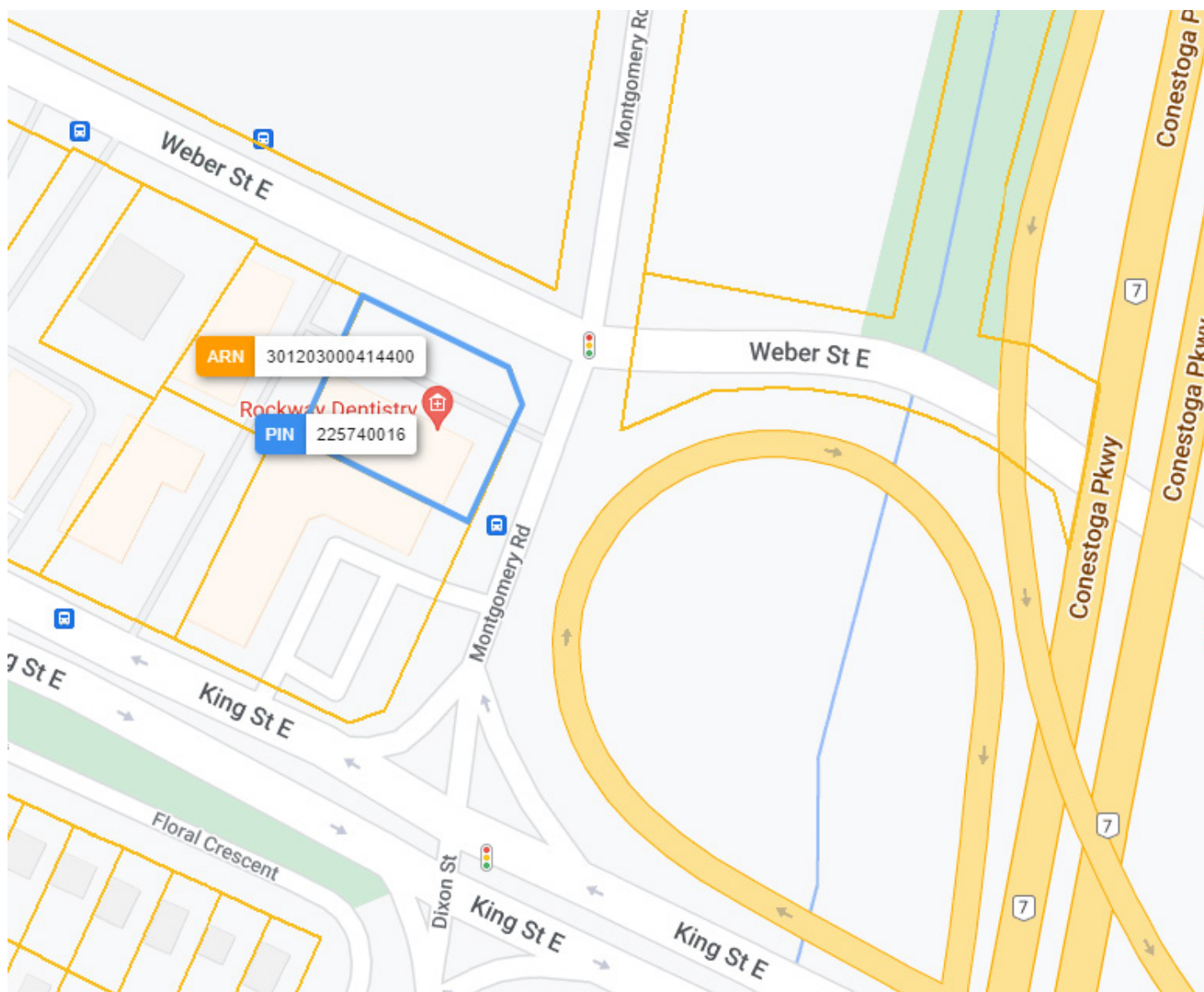
- Located in great north Waterloo
- 1,400 Sq Ft
- \$5,752 Gross Rent
- Seating for 24 + 6 on the patio



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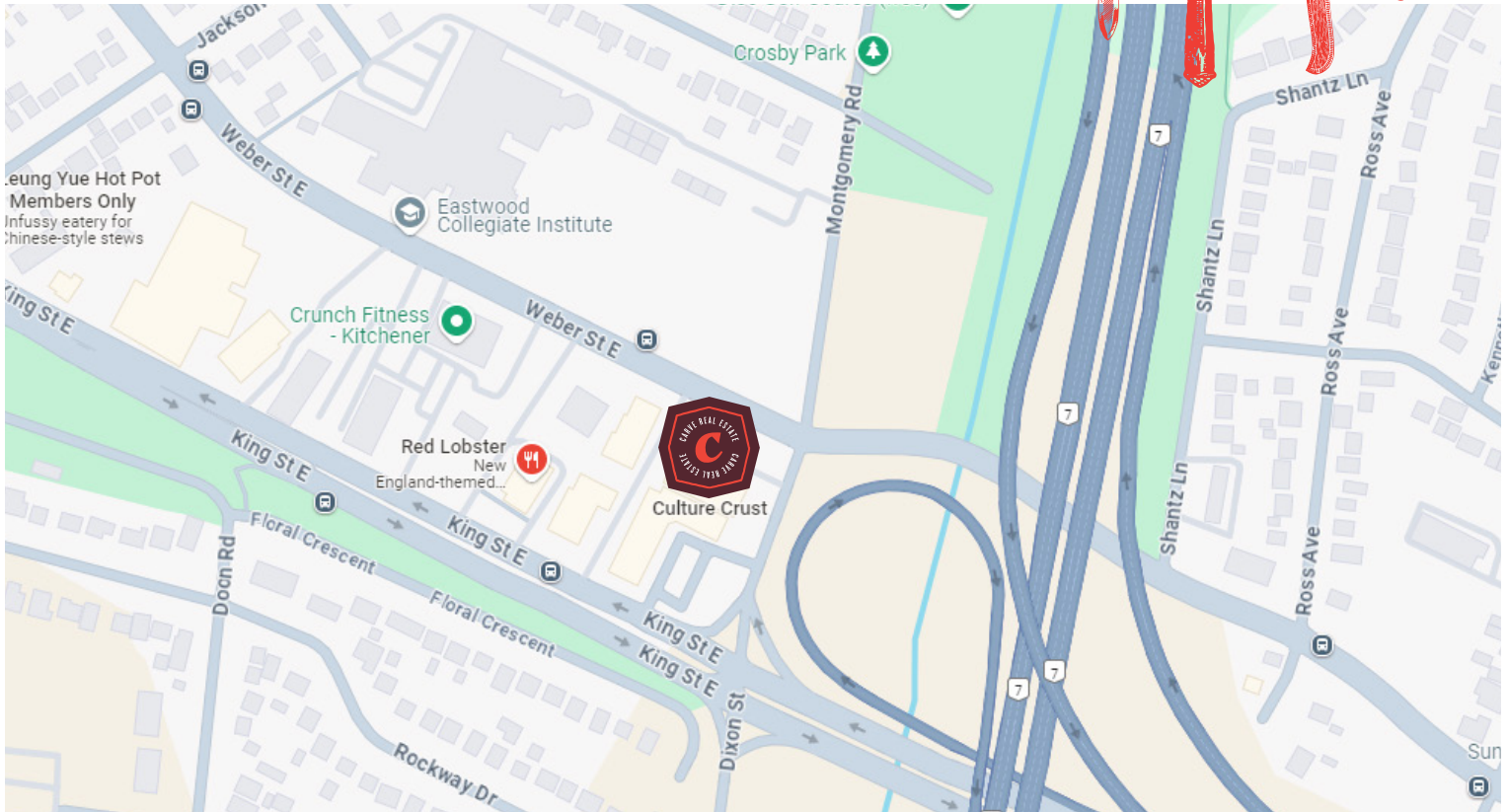
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## BUILDING DETAILS

This is a very unique location being located directly off of the highway and across the street from a large high school. The two big demographics for this business are students and workers and commuters looking to grab a quick bite or bring food home.

The business is located in a plaza that is directly off of the two major highways of the city and the beginning of King Street that cuts through the heart of Kitchener and Waterloo.

The students come to the plaza in numbers every day during their lunch break giving the business a big boost in sales and compliments the business/commuter crowd.

**Property Details:** The commercial unit is in great shape with 200 amp power, steel roof, and located on a concrete pad so there are no basement issues.

### LOT SIZE

**Frontage:**  
174.21 ft along Weber St E

**Depth:**  
Approximately 143.25 ft

**Dimensions:**  
143.25 ft x 174.21 ft x 118.20 ft x  
35.91 ft x 149.31 ft

**Size:**  
24,638.57 ft<sup>2</sup> (0.566 ac)

**Perimeter:** 620.08 ft



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