

FOR SALE

116 ST PAUL ST, ST. CATHARINES

\$219,000

\$3,250 Gross Rent

1,500 Sq Ft

QSR Franchise

U NEED A PITA

U Need A Pita is a popular Canadian franchise with multiple locations in the Niagara Region. Known for a large menu that features pitas, burgers, wraps, poutines, and more. Ideal location in downtown St Catharines right on St Paul street in the middle of the downtown core. Great foot traffic and tons of parking options including both sides of the street.

Large 25 ft total commercial hood system with 2 walk-ins (1 + 1) and full of equipment. There is one additional parking space at the back of the unit for ownership. Solid consistent sales with seating for 25.

Great lease rate of \$3,250 Gross Rent including TMI with 4 + 5 years remaining. Full training provided pending franchisor approval. Royalties of 4.5% + 1.5%. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9
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carve REAL ESTATE



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OTHER LOCATIONS:



U NEED A PITA - GLENDALE

- -
- 1,000 Sq Ft
- \$4,070 Gross Rent
- Seating for _____



YALLA MIDDLE EASTERN GRILL

- Located in downtown Beamsville
- 760 Sq Ft
- \$2,566 Gross Rent
- Seating for 8



SIDRA SHAWARMA & KABOB

- Very successful middle eastern restaurant
- 1,700 Sq Ft
- \$5,850 Gross Rent
- Seating for 54 + 30 Patio

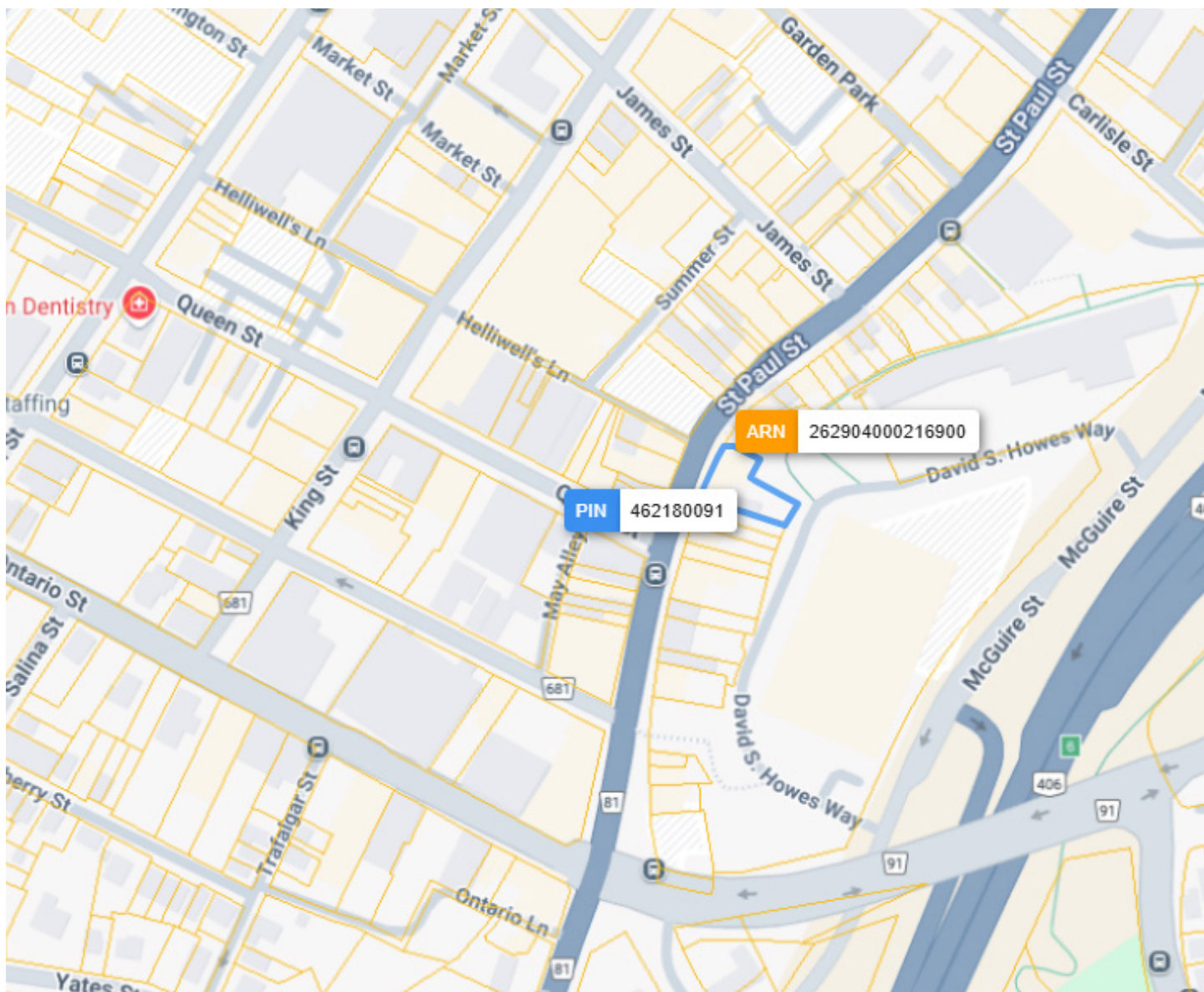


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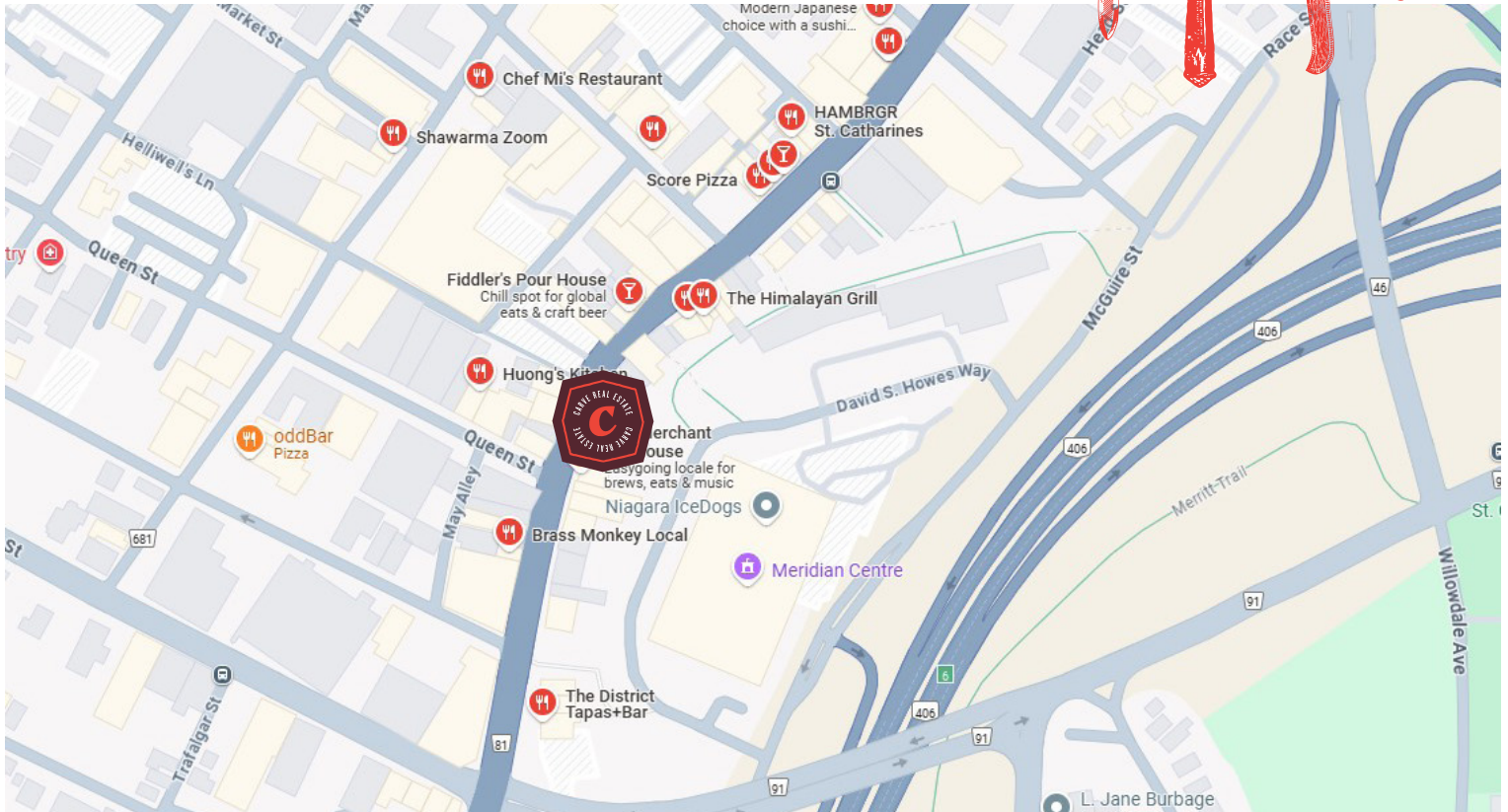


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BUILDING DETAILS

Downtown St. Catharines is a very vibrant city center with a great selection of restaurants and shopping options that bring in the city population. There are tons of parking options as most of the municipal buildings and event spaces are here as well, including The Meridian Centre, FirstOntario Performing Arts Centre, and the Warehouse Concert Hall.

The downtown area is located directly off of Highway 406 bringing in traffic from the QEW. This commercial unit in particular has a great location in the middle of the area at St Paul and Carlisle Street and there is a 6 storey municipal parkade just steps away.

Property Details: This is a long standing restaurant that while currently operating as a quick service restaurant (QSR), it also features ample seating and a floor plan that allows for different types of restaurants, concepts, and cuisines. Full commercial hood system with 2 walk-ins (1 + 1) and no restrictions on use.

LOT SIZE

Frontage:
100.12 ft along St Paul St

Depth:
Approximately 168.00 ft

Dimensions:
16.93 ft x 99.26 ft x 158.18 ft x
41.79 ft x 95.12 ft x 34.86 ft x
51.46 ft

Size:
11,517.37 ft² (0.264 ac)



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