

**FOR SALE**

**215 CHURCH ST, TORONTO**

**\$649,000**

**\$9,000 Gross Rent**

**1,150 Sq Ft**

**QSR Franchise**

## TAHINI'S

Brand new Tahini's Middle Eastern in downtown Toronto at the bottom of a new condo development! Located at the busy intersection of Church and Gerrard with the two Universities just around the corner and tons of new residential development.

This is a modern buildout and all of the systems, leaseholds, and equipment are new and from the franchises current buildout. Full support and training from head office pending franchisor approval with royalties of 5% + 2%. Please do not go direct or speak to staff.

Lease rate of \$9,000 Gross Rent including TMI and CAM charges with 10 + 5 + 5 years remaining. Seating for 8 with a large franchise standard 12-ft commercial hood, 1 walk-in fridge, 1 walk-in freezer, and very impressive growing sales.

**READY FOR SECONDS?**

Call me to discuss this listing today.



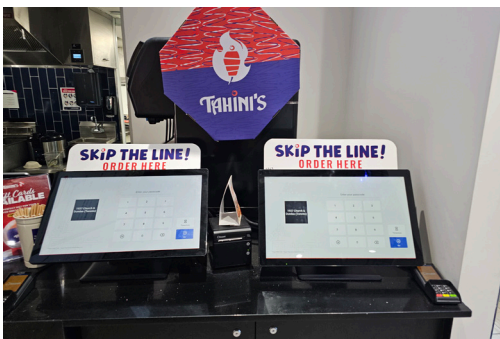
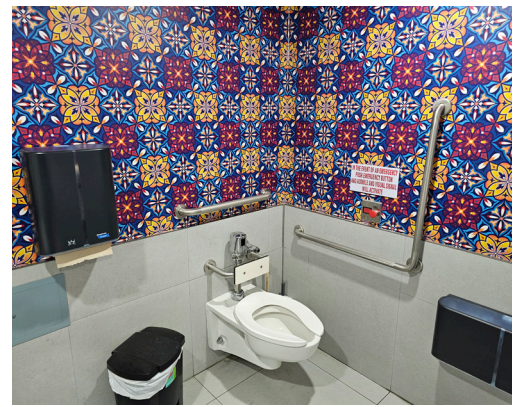
**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestalestate.com

**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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## OTHER LOCATIONS:



### TAHINI'S - COLLEGE

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



### TAHINI'S - BLOOR

- Great location on the north side of Bloor
- 1,150 Sq Ft
- \$6,200 Gross Rent
- Seating for 16



### CHURCH'S TEXAS CHICKEN

- Years of consistent sales dating back to 2011
- 3,000 Sq Ft
- \$7,964 Gross Rent
- Seating for 40

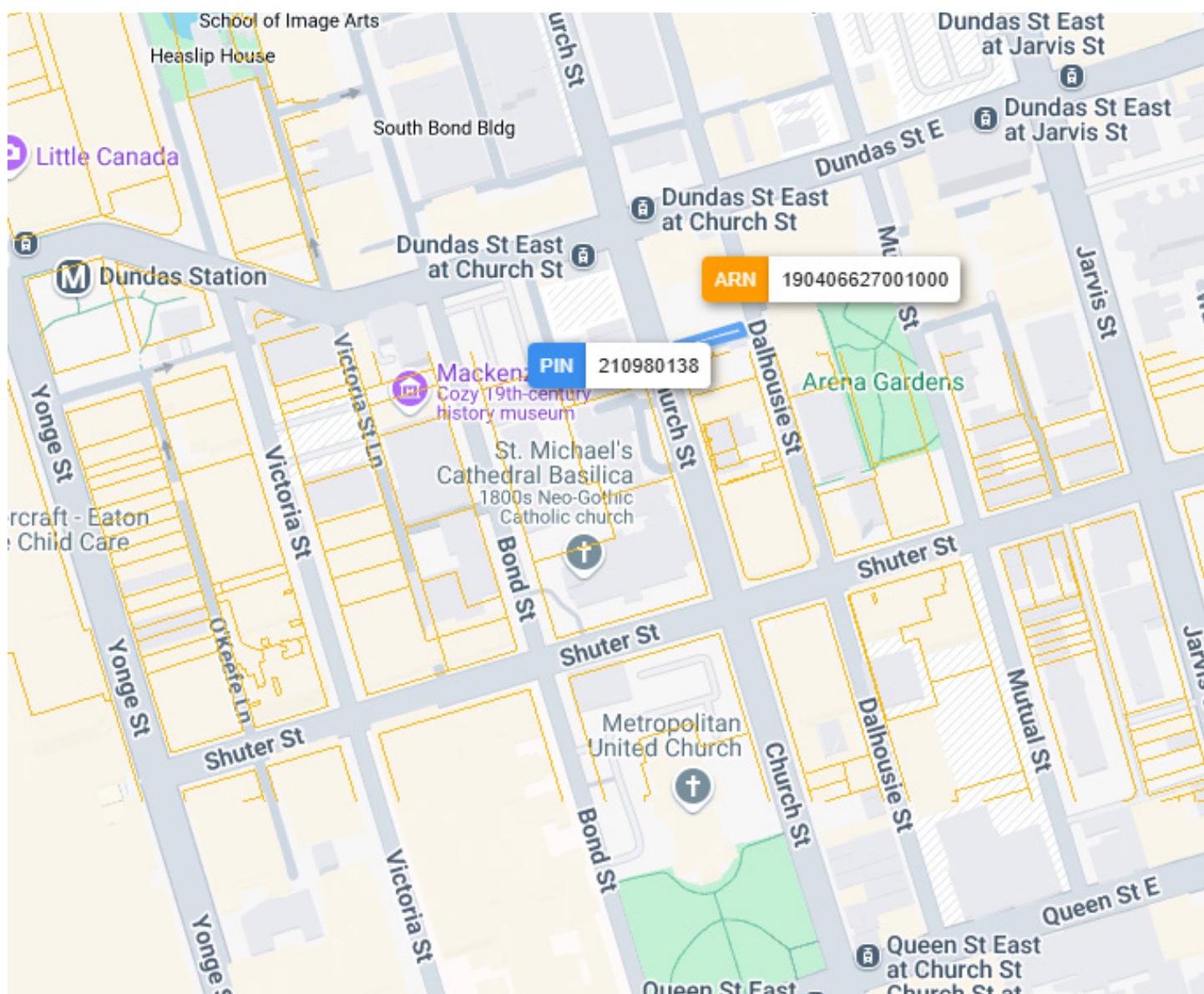


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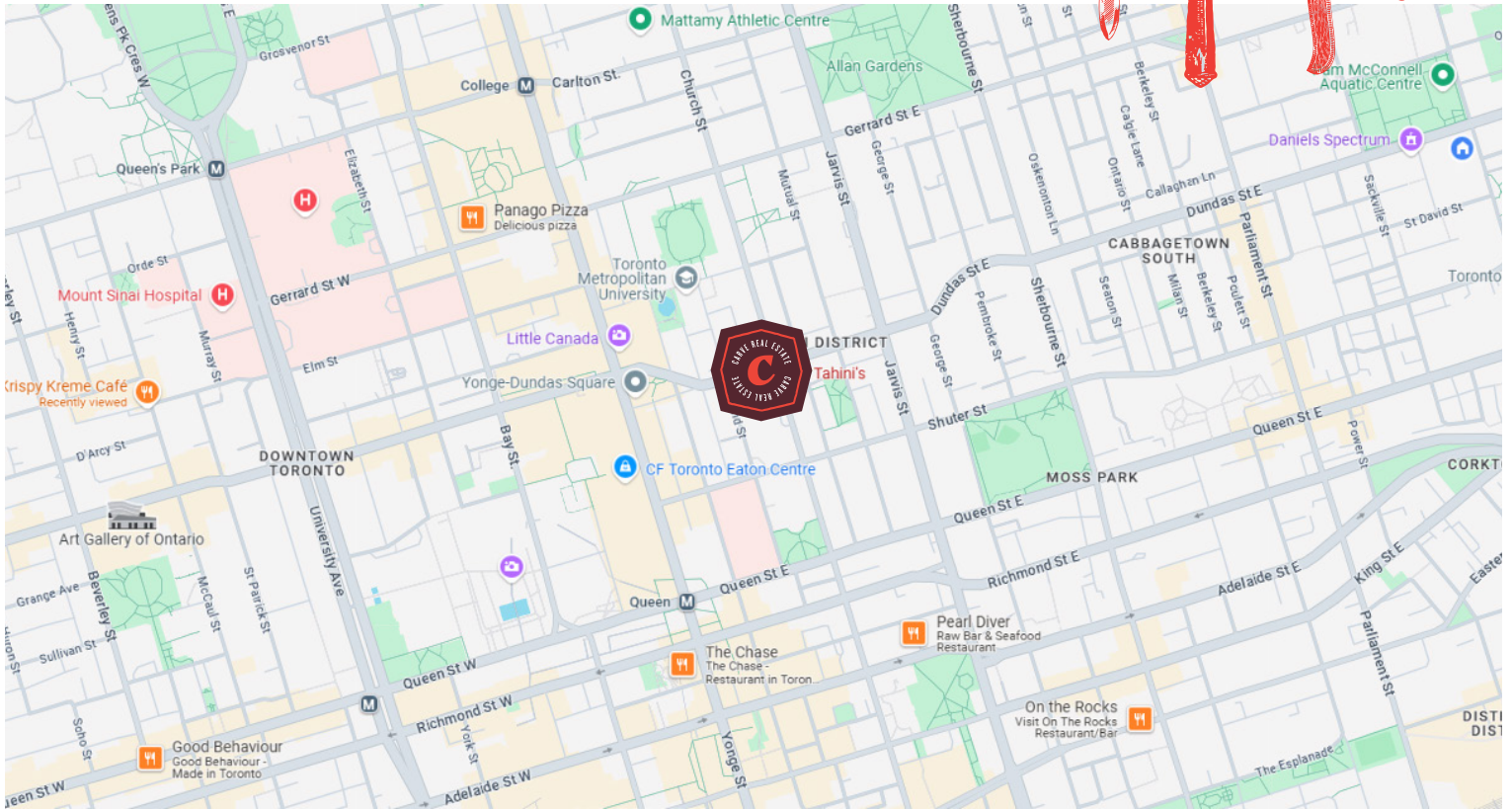
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## BUILDING DETAILS

This is a great and emerging neighbourhood located at Church and Gerrard St E with a number of new residential towers all around this commercial unit including the one directly above it.

The demographics are a great mix of renters, permanent residents, students, and tourists with lots of foot traffic. Toronto Metropolitan University/Ryerson and the University of Toronto are just next door and this location can be considered part of the former's campus footprint.

**Property Details:** This is a brand-new Tahini's location that is completely up to current franchise standards as well as being a brand-new buildout that is less than a year old. The equipment and leaseholds are in excellent condition.

### LOT SIZE

**Frontage:**  
14.80 ft along Queen St E

**Depth:**  
Approximately 110.70 ft

**Dimensions:**  
110.46 ft x 14.23 ft x 110.45 ft x 14.64 ft

**Size:**  
1,593.06 ft<sup>2</sup>(0.037 ac)



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