



FOR SALE

1320 QUEEN ST W, TORONTO

\$849,000

\$7,500 Gross Rent

1,835 Sq Ft

QSR Franchise

MARY BROWN'S

Mary Brown's Chicken is one of Canada's most beloved franchises and one of the big fried chicken concepts in the country. This is an almost brand-new location in the best block in Parkdale Toronto, just west of Dufferin on the sunny north side of Queen Street West. Built with purpose this quick service restaurant (QSR) has no interior seating and is set up to minimize labour cost and staffing.

Ideal for pickup and deliveries with tons of street parking. Great signage and all new systems, leaseholds, and equipment. Completely gutted and rebuilt from previous uses of this commercial unit. It boasts very impressive sales that are growing. Please do not go direct or speak with staff.

Brand new lease with 10 + 5 + 5 year term starting at \$7,500 Gross Rent. Full support from head office pending franchisor approval. Royalties of 4% + 5%. Custom franchise kitchen setup with two hood systems and 1 large walk-in fridge.

READY FOR SECONDS?

Call me to discuss this listing today.

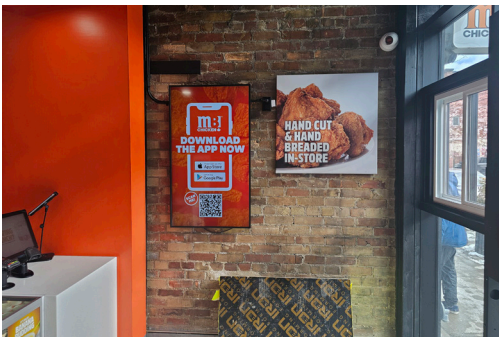
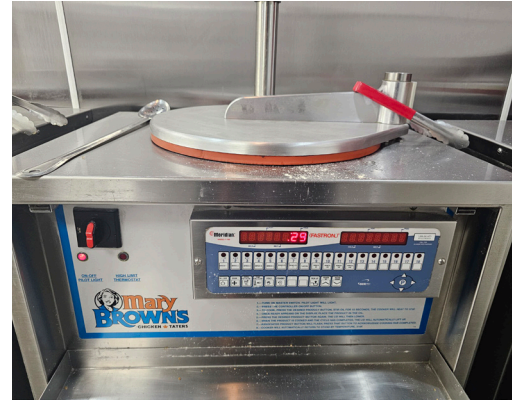


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OTHER LOCATIONS:



CHURCH'S TEXAS CHICKEN

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



WING CITY

- Quick Service Restaurant QSR
- 2,100 Sq Ft
- \$20,000 Gross Rent
- Seating for 30



TAHINI'S

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

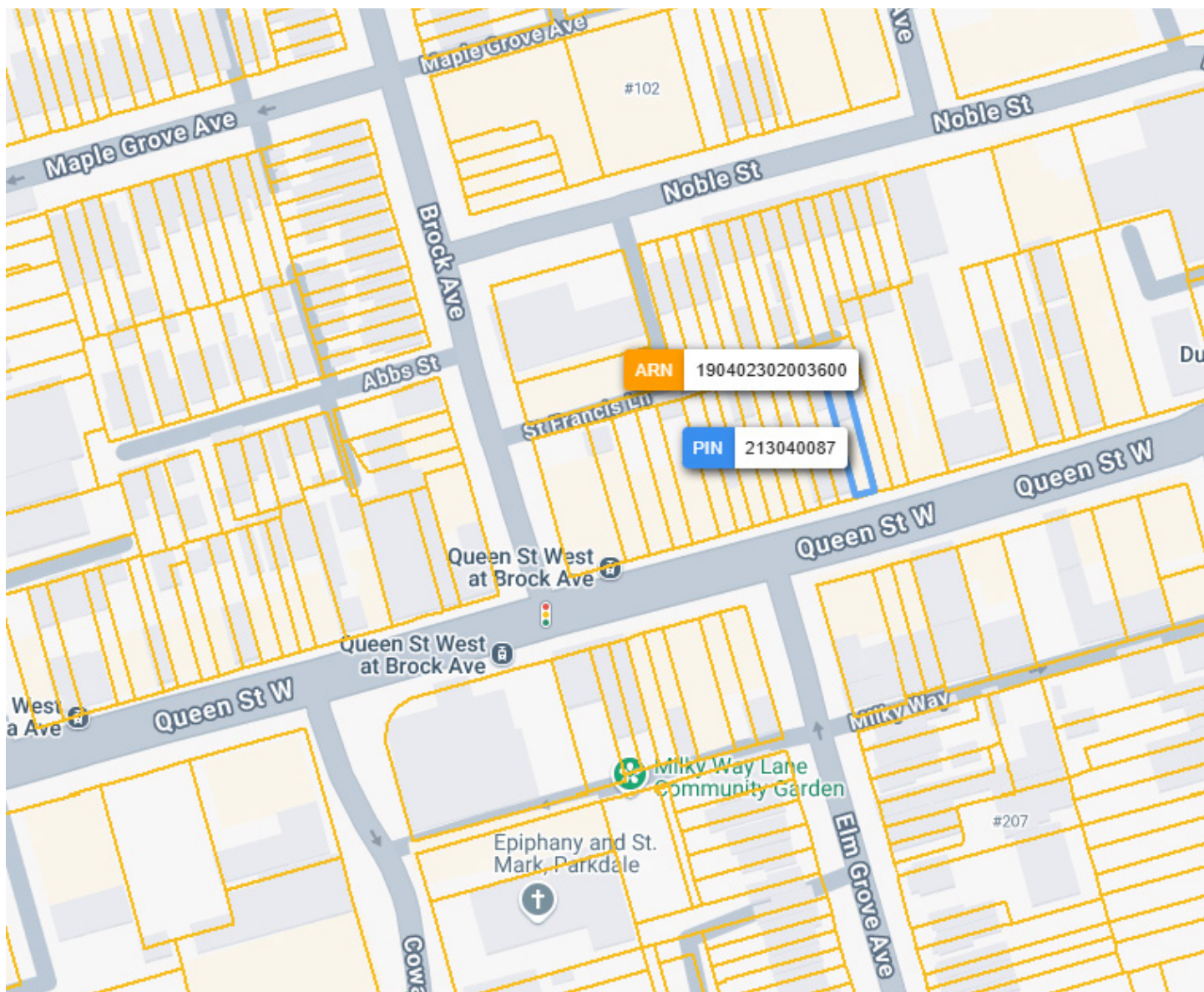


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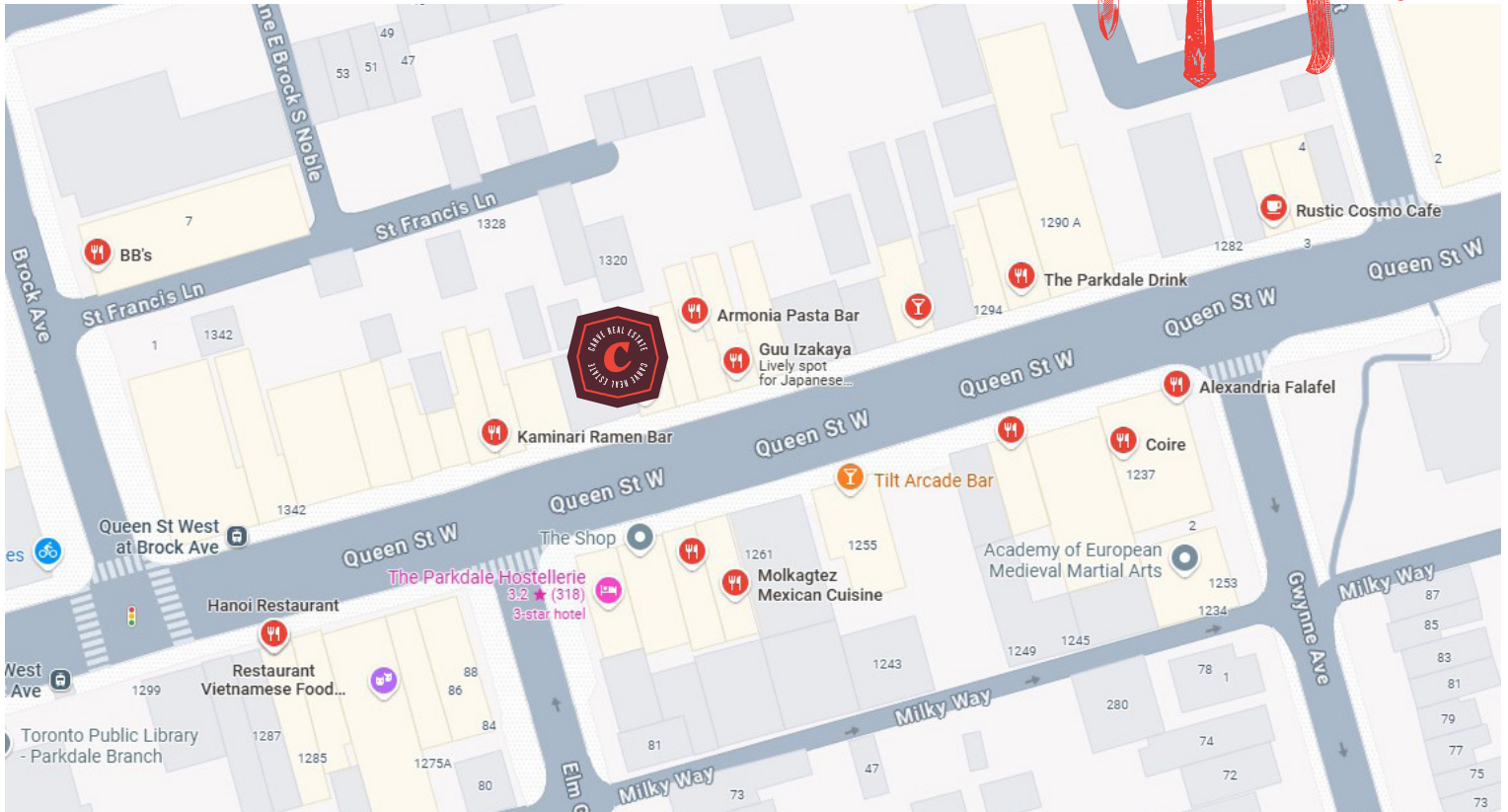
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BUILDING DETAILS

This building was recently purchased and has undergone major renovations. It now has completely new plumbing, electrical, and HVAC and this commercial unit has its own meters for all 3.

This is a great location for Mary Brown's Chicken which is a franchise that is known for not oversaturating the markets that it is in, meaning that there aren't too many locations within a given area. This means that you are not having your sales cannibalized by competing locations nearby within the same franchise.

Property Details: This unit was stripped down "to the studs" as they say during the extensive renovations. All of the systems are brand new as are the hood systems, equipment, and chattels. There are no major renovations required from head office in the near future.

LOT SIZE

Frontage:

20.00 ft along Queen St W

Depth:

Approximately 127.00 ft

Dimensions:

19.24 ft x 126.92 ft x 17.90 ft x 126.90 ft

Size:

2,346.53 ft²(0.054 ac)



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