



**FOR SALE**

**975 W RIDGE BLVD, ORILLIA**

**\$349,000**

**\$6,700 Gross Rent**

**1,631 Sq Ft**

**QSR Franchise**

## TAHINI'S ORILLIA

Profitable Tahini's franchise available in the main box store area of Orillia. One of the biggest markets north of Barrie on Highway 11 and on the route through the heart of Muskoka. Gord's town is home to approximately 30,000 and this restaurant is in the main retail and restaurant hub directly off of the highway, and a major destination for travellers and locals alike.

Modern buildout dating back to only 2022 this money maker provides salary for ownership and net operating income (NOI) on top. Great opportunity to walk into an established business. Please do not go direct or speak to staff.

Gross lease rate of \$6,700 including TMI with 4 + 5 + 5 years remaining and royalties of 5% + 2%. 8-ft commercial hood and ready to operate. Full training provided by head office pending franchisor approval. Tons of parking and signage.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## OTHER LOCATIONS:



### TAHINI'S - CHURCH

- Quick Service Restaurant (QSR)
- 1,150 Sq Ft
- \$9,000 Gross Rent
- Seating for 8



### TAHINI'S - COLLEGE

- Quick Service Restaurant (QSR)
- 1,150 Sq Ft
- \$8,700 Gross Rent
- Seating for 6



### TAHINI'S - BLOOR

- Franchise
- 1,150 Sq Ft
- \$6,200 Gross Rent
- Seating for 16

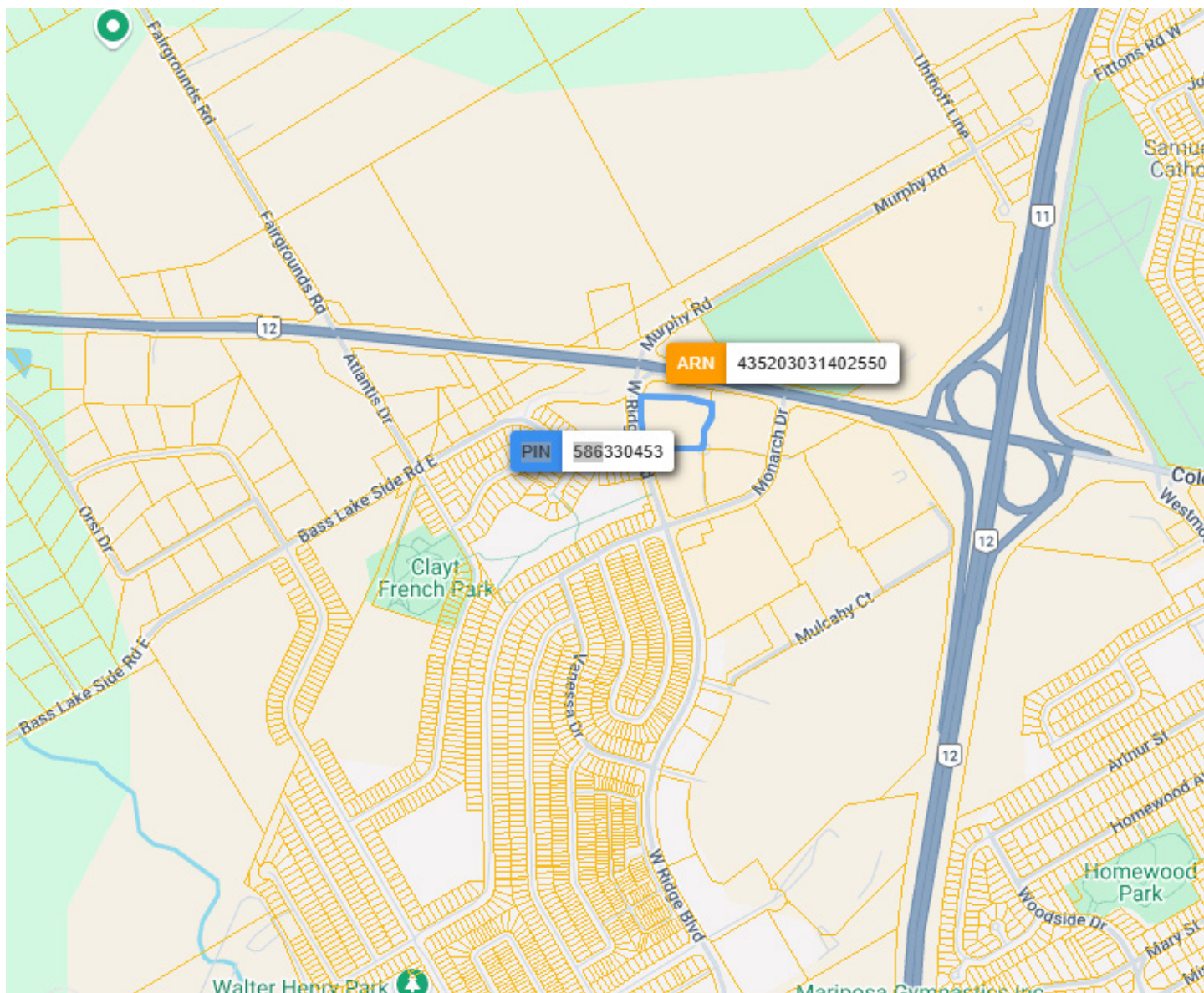


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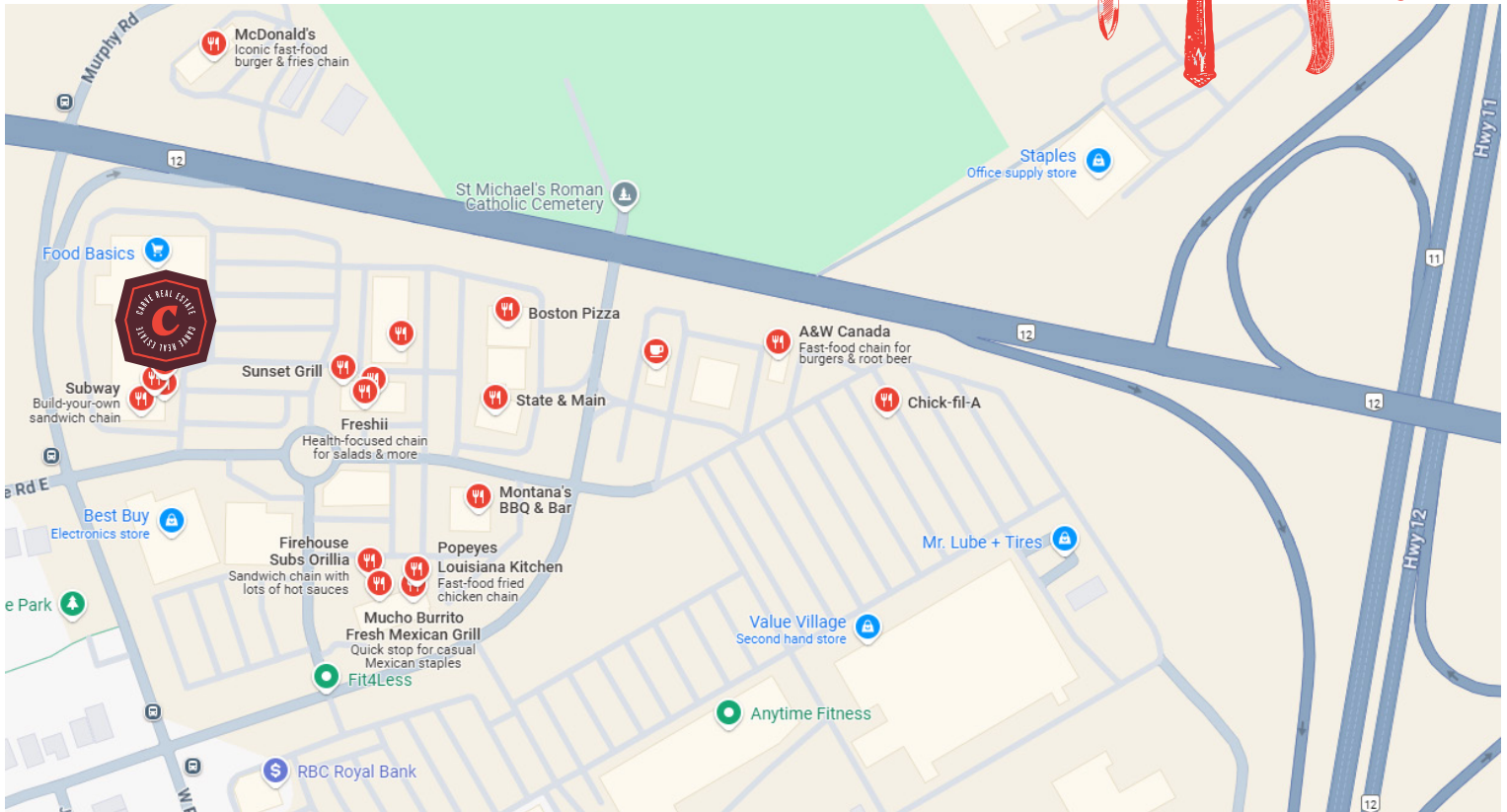
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## BUILDING DETAILS

This is a modern buildout in a new plaza with high ceilings, 200-amp 3-phase power, concrete pad construction. Easy to maintain and completely up to code for the franchisor's new locations.

The sales are established there are profits on top of salary for ownership. Southeast facing with tons of morning light and seating for 30. Built to be easy to operate and staff with an open concept kitchen and lots of prep area in the back.

**Property Details:** Located in a very busy plaza that features well over 100 parking spaces. There is a cloverleaf intersection for Highway 11 that is literally a 1 minute drive from the store with lots of residential surrounded the box store plaza.

### LOT SIZE

#### Frontage:

320.19 ft along W Ridge Blvd

#### Depth:

Approximately 501.15ft

#### Dimensions:

180.72 ft x 320.43 ft x 320.19 ft  
x 0.99 ft x 29.77 ft x 24.04 ft x  
21.38 ft x 13.19 ft x 188.31 ft x  
6.82 ft x 198.93 ft x 333.32 ft

#### Size:

167,131.08 ft<sup>2</sup> (3.837 ac)



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