



FOR SALE

10 MANITOU DR, KITCHENER

\$199,999

\$9,530 Gross Rent

2,080 Sq Ft

Quick Service Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

FRESH RECOGNITION

Modern and turnkey Quick Service Restaurant (QSR) available for rebranding in a prime location in Kitchener-Waterloo. This is an almost brand new QSR that is available for conversion into a different concept, cuisine, or franchise in an excellent location and plaza.

This location is a very popular area right off the highway and services the south of Kitchener, Waterloo and Cambridge. The property is in the Fairway Plaza among AAA tenants like LCBO, TD Bank, Food Basics + Dollarama. Excellent location expertly laid out for QSR.

2,080 sq ft space with Gross Rent of 9,530 including TMI with 4 + 5 + 5 remaining. Great business for a hands on owner and an excellent opportunity for growing and emerging brands. Please do not go direct or speak to staff or ownership. Rent incentive may be available to a qualified buyer.

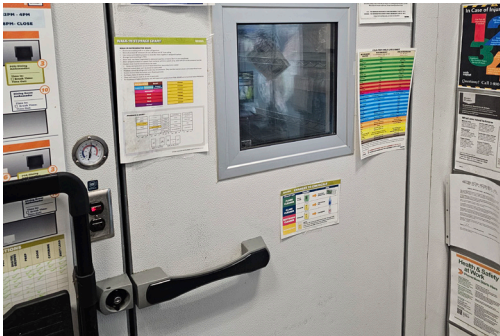


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QSR REBRANDING OPPORTUNITIES:



BOMBAY FRANKIES (AJAX)

- QSR for Rebranding
- 1,918 Sq Ft
- \$8,531 Gross Rent
- Corner location with tons of sunlight



BOMBAY FRANKIES (MARKETPLACE)

- Quick Service Restaurant
- 1,473 Sq Ft
- \$7,234 Gross Rent
- Great layout with seating for 20



PHILADELPHIA KITCHEN

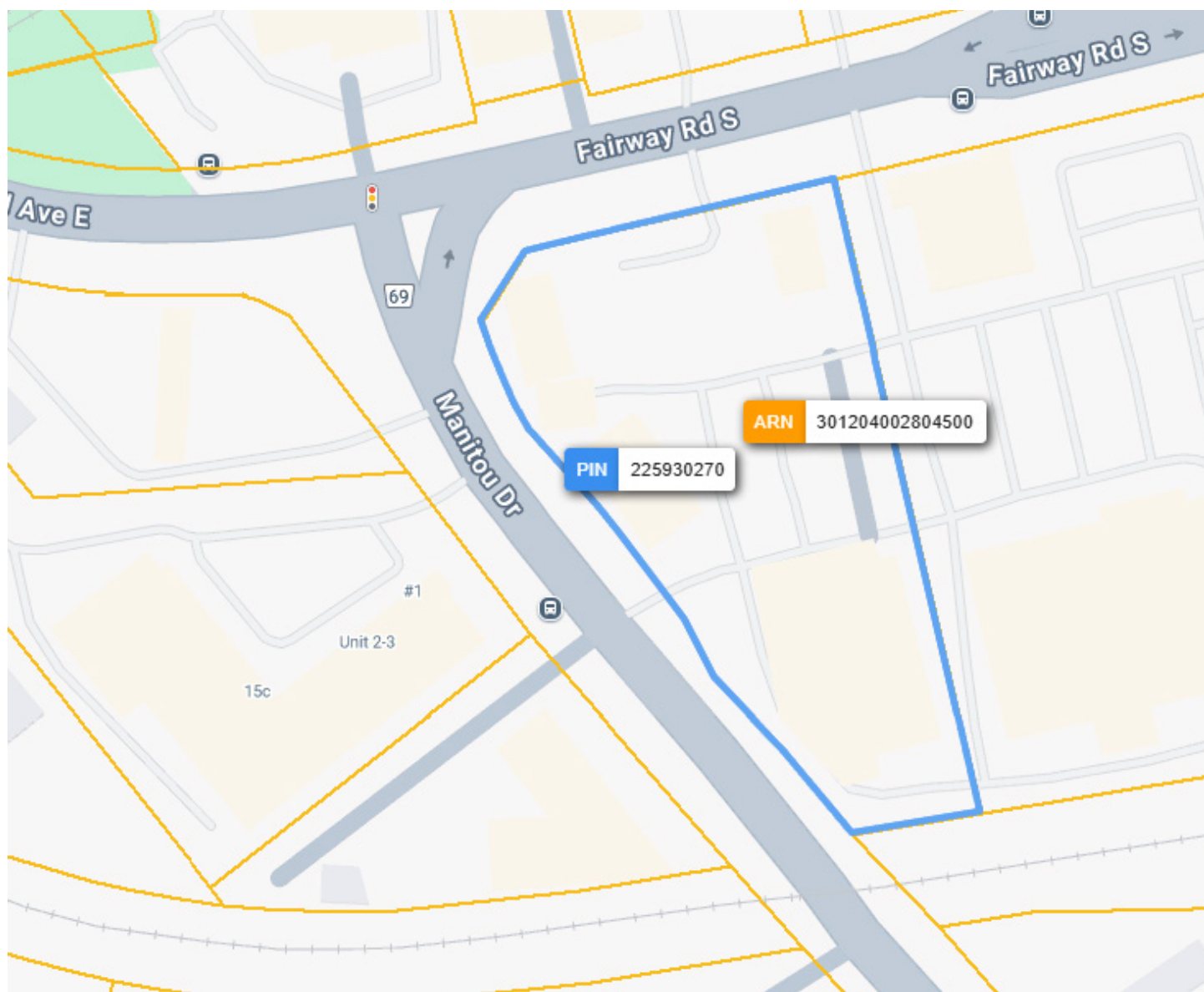
- Licensed Restaurant
- 1,000 Sq Ft
- \$3,000 Gross Rent
- Tons of take-out and delivery business



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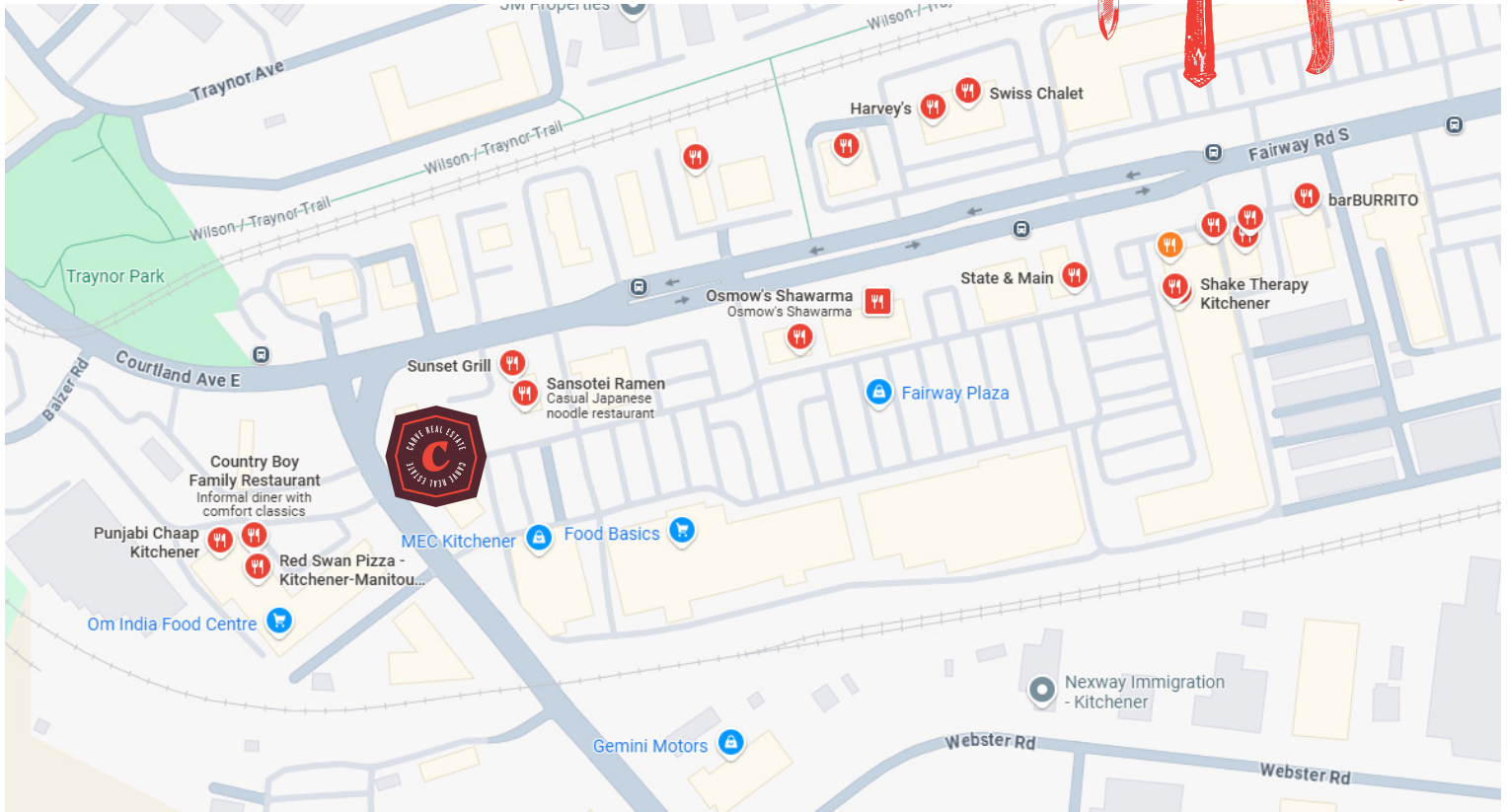
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BUILDING DETAILS

Spacious corner unit surrounded by great tenants. A modern buildout, in business since 2018. Bright space with lots of windows. Wood and tile floors, subway tiles on wall. Licensed and fully outfitted, with highly visible pylon signage. Located in South Kitchener in the major business and retail hub just off Highway 401 and Highway 8 that takes you into the heart of Kitchener-Waterloo.

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Property Details: This is a bright unit that gets a ton of light. It is a standard modern quick service restaurant buildout on a concrete pad with 3-phase power. Modern leaseholds and systems.

LOT SIZE

Frontage:
112.9 ft along Manitou Dr

Depth:
Approximately 213.94 ft

Dimensions:
562.83 ft x 276.01 ft x 71.24 ft x
102.54 ft x 213.94 ft x 56.64 ft x
180.16 ft x 112.91 ft

Size:
132,697.36 ft²



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