



FOR SALE

2004 QUEEN ST E, TORONTO

\$499,000

\$9,336 Gross Rent

2,100 Sq Ft

QSR Franchise

READY FOR SECONDS?

Call me to discuss this listing today.

A&W RESTAURANTS

High performing A&W franchise restaurant located on Queen Street East in the heart of the Beaches facing Kew Gardens in one of Toronto's best neighbourhoods. This location has been here for 5 years after a full renovation and boasts excellent sales with net operating income for ownership above and beyond owner salaries.

Surrounded by popular businesses and located on the sunny north side of Queen, this is central Beaches and part of the tourist section that runs from the Gardens to Woodbine. 2,000 Sq Ft layout with seating for 16 and 2 parking spaces to the rear of the building. Street parking on both sides of Queen for pick up and delivery.

Great lease rate of \$9,336 Gross Rent including TMI with 10 + 5 + 5 years remaining. Up to current franchisor code and full of franchise specific equipment and layout. Full optimized for minimal labour and maximum efficiency. Please do not go directly or speak to staff or ownership.



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carve REAL ESTATE



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OTHER LOCATIONS:



A&W - DUPONT

- High-performing A&W franchise
- 1,800 Sq Ft
- \$15,486 Gross Rent
- Seating for 10



A&W - KINGSTON

- High-performing A&W location
- 2,100 Sq Ft
- \$10,000 Gross Rent
- Seating for 16



PI CO. - CHURCH

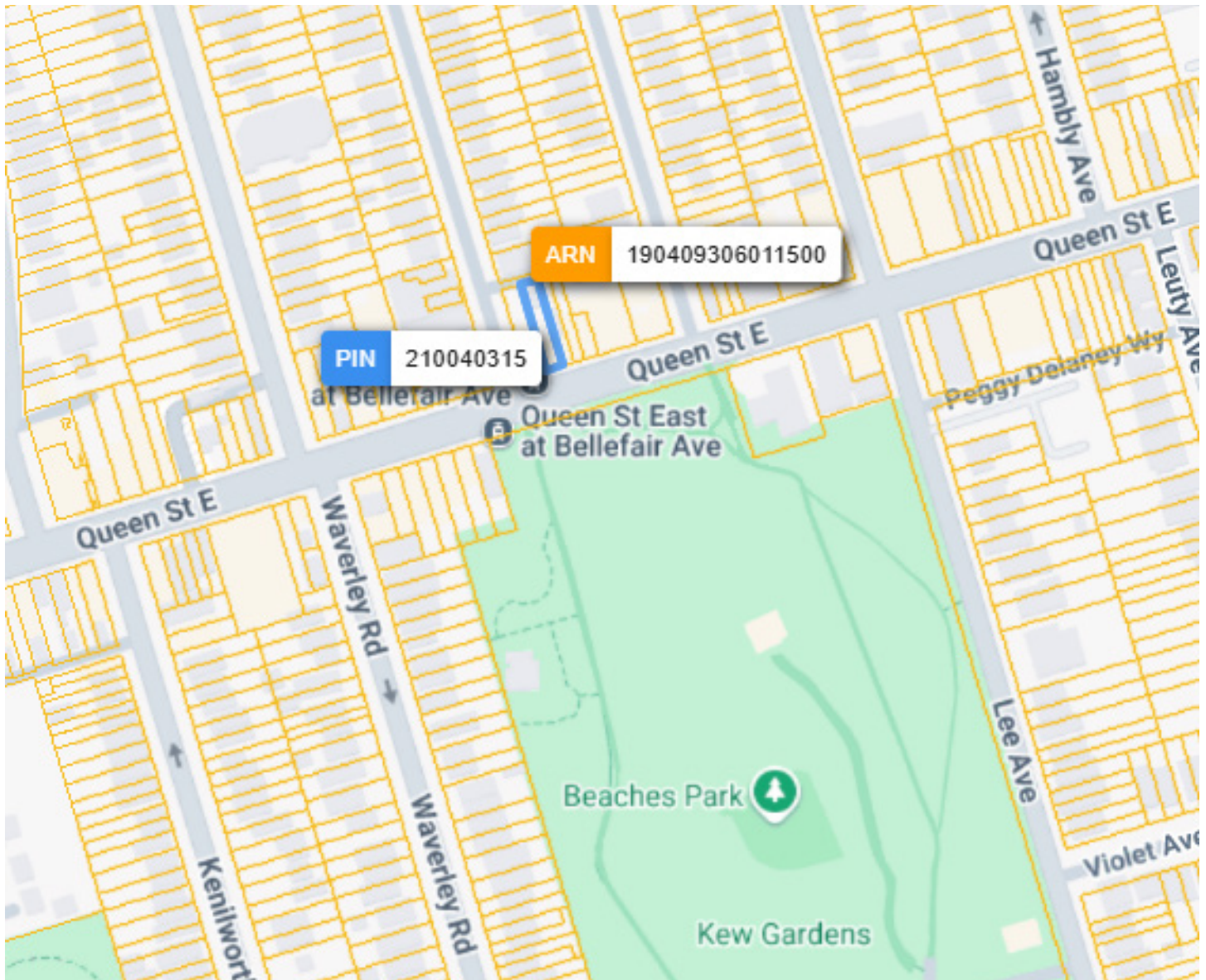
- Pizza franchise in a AAA location
- 1,512 Sq Ft
- \$13,900 Gross Rent
- Seating for 20



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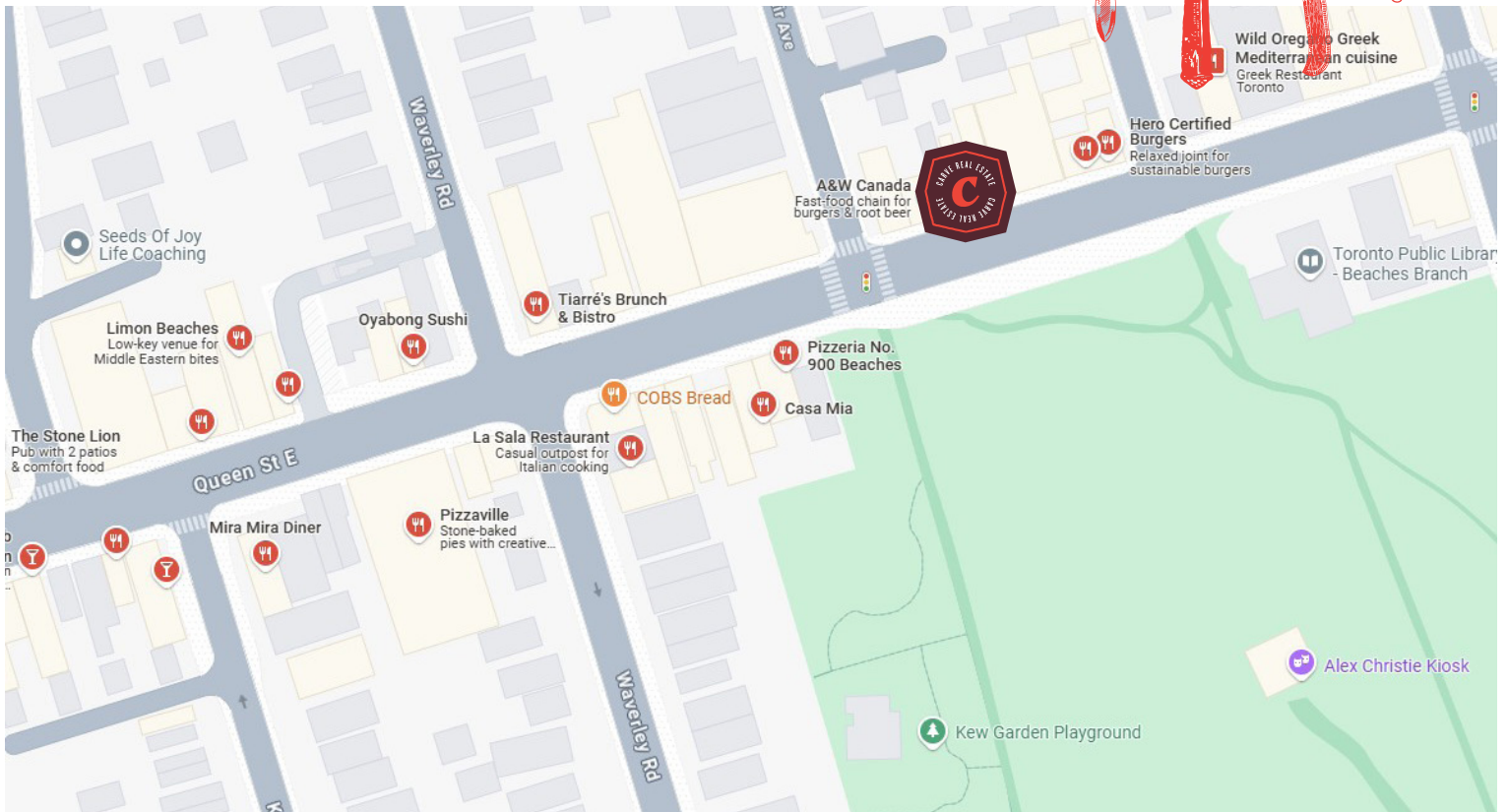
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BUILDING DETAILS

This is an excellent location on the busiest part of Queen East in the Beaches, and it is in the tourist part of the neighbourhood that receives the most foot traffic. It has great visibility on the sunny north side of Queen and it is surrounded by other popular restaurants and franchises.

Lots of parking options with street parking on both sides of Queen and a municipal lot just a block away, with two private parking spaces to the rear of the building that is included in the lease.

Property Details: This is a newer store that was built out only 5 years ago and looks great. Limited seating for 16 and set up for production and speed as pick-up and third-party apps are a big part of the sales. Great floor plan that is per the franchise specifications. It is easy to manage and staff.

LOT SIZE

Frontage:
25.66 ft along Queen St E

Depth:
Approximately 120.00 ft

Dimensions:
25.70 ft x 120.14 ft x 25.70 ft x 120.14 ft

Size:
3,078.48 ft²(0.071 ac)



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