



FOR SALE

2 DOUGLAS RD, UXBRIDGE

QSR FOR LEASE

Located in a busy and well-established plaza at 2 Douglas Road in Uxbridge, this is a fully built-out quick service restaurant (QSR) space available for lease. The unit is 1,642 sq ft and comes complete with a 7-ft commercial hood, extensive equipment, and high-quality leaseholds already in place, making it a true turnkey opportunity.

The space is ideal for a wide range of food service concepts and is perfectly suited for rebranding by an experienced operator or new venture. With over 100 parking spaces in the plaza and excellent visibility, this high-traffic location offers strong accessibility and customer flow.

Asking \$25.00 per sq ft net rent plus TMI of \$19.16 per sq ft. A brand new 10-year lease term is available with two 5-year renewal options. This is a rare chance to take over a ready-to-go QSR in a thriving community without the cost or hassle of a full buildout.

For Lease

\$25 Base Rent

1,642 Sq Ft

Quick Service Restaurant

READY FOR SECONDS?

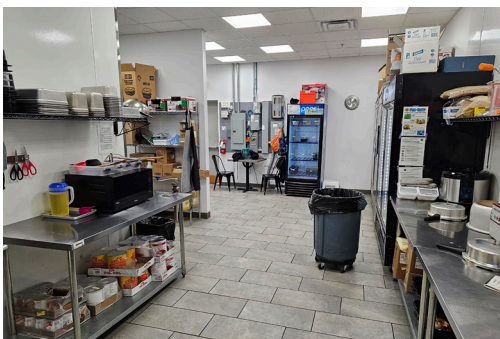
Call me to discuss this listing today.



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OTHER LOCATIONS:



THE DIRTY BURGER

- Licensed Restaurant & QSR
- 2,950 Sq Ft
- \$4,250 Gross Rent
- Licensed for 91 + 42 Patio



BOMBAY FRANKIES

- Quick Service Restaurant QSR
- 1,918 Sq Ft
- \$8,531 Gross Rent
- Seating for 27



COPPERWORKS

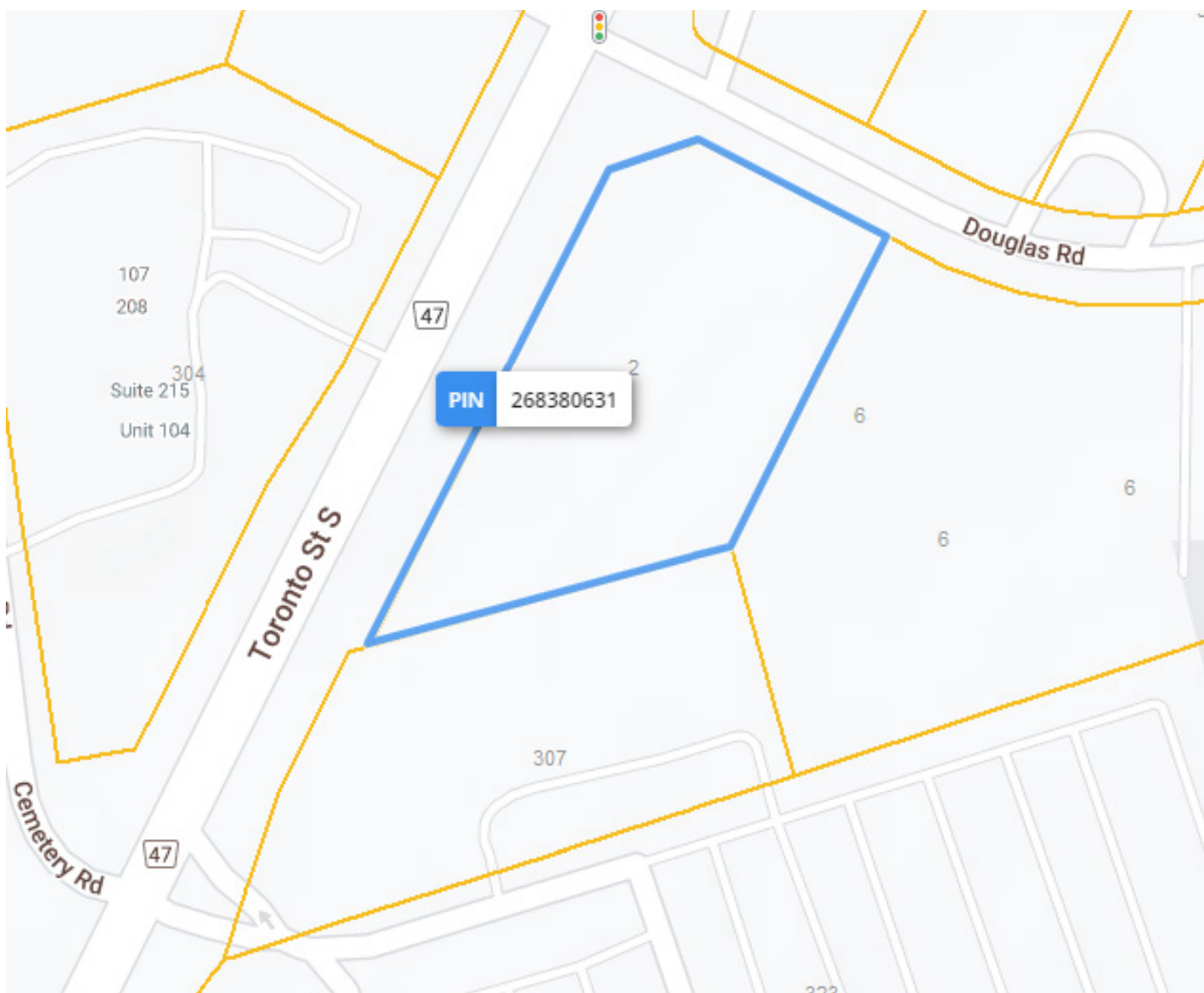
- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$6,830 Gross Rent
- Licensed for 125 + 37 patio



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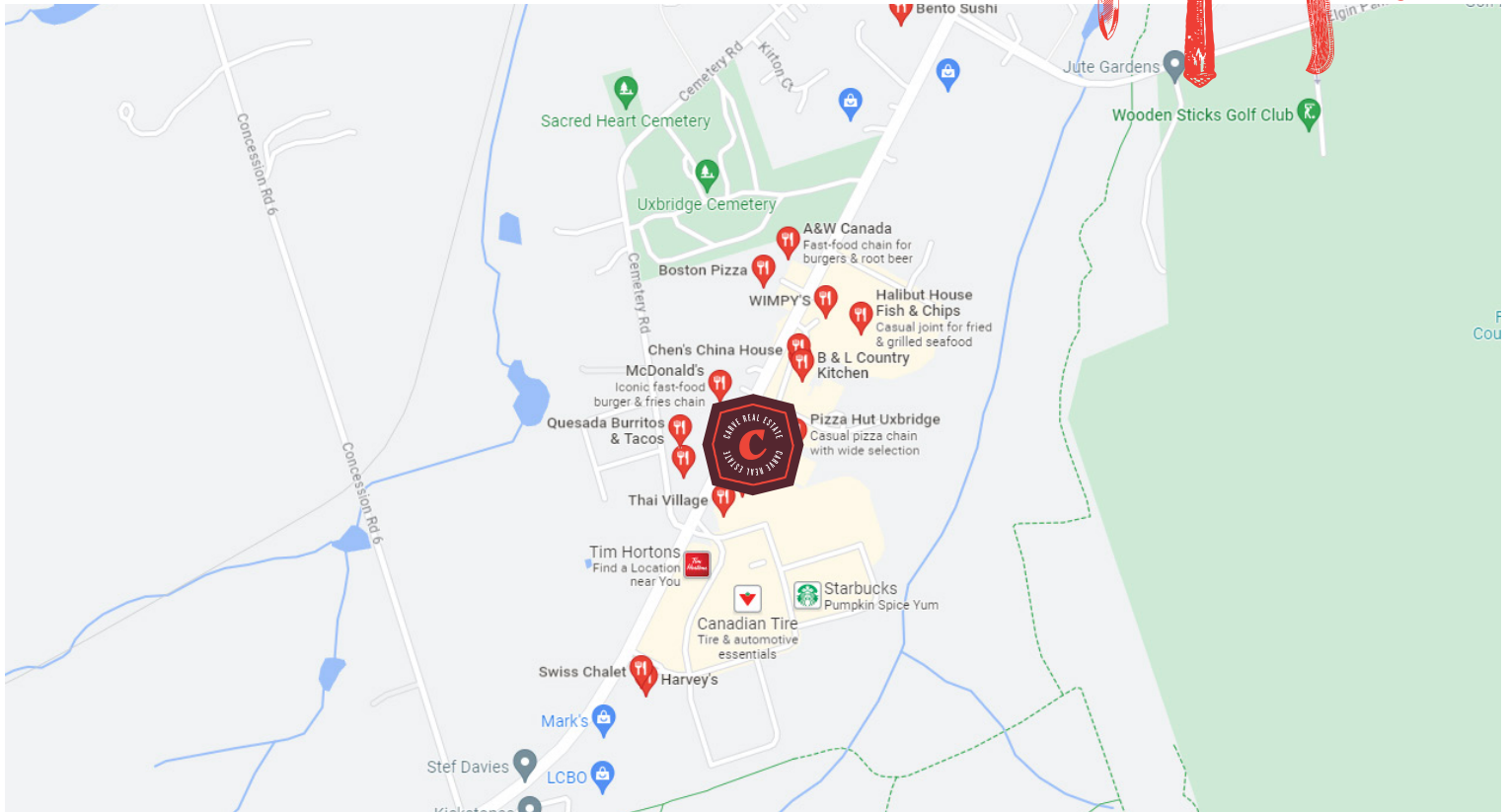
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BUILDING DETAILS

Located in a high-traffic box store plaza with excellent signage and visibility, this QSR unit sits on one of the main routes into Uxbridge from the GTA. The plaza is home to AAA tenants and draws consistent daily traffic, making it a prime location for food service operations looking to capture both local and commuter business.

The space features seating for 30, a fully accessible washroom, and 200-amp 3-phase power to support a variety of kitchen setups. Whether you're launching a new concept, expanding a franchise, or repositioning an existing brand, the unit is versatile and open to many different uses and cuisines.

Property Details: With strong anchors in place and great exposure in a key retail corridor, this is an ideal opportunity to establish or grow your business in a turnkey restaurant environment.

LOT SIZE

Frontage:

393.28 ft along Douglas Rd

Depth:

Approximately 170.00 ft

Dimensions:

70.76 ft x 393.28 ft x 278.55 ft
x 256.73 ft x 156.63 ft

Size:

71,117.09 ft² (1.633 ac)



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