



FOR SALE

85 FRONT ST E, TORONTO

A&W RESTAURANTS

Premium A&W franchise location in Toronto's desirable St. Lawrence neighbourhood. This high-performing store boasts above average sales and delivers excellent net operating income, making it ideal for hands-off ownership or an investor seeking stable returns.

The restaurant features a spacious 2,482 sq ft layout with seating for 30. Designed for efficiency, it's easy to staff and manage. Royalties are 3.5% + 3.5%, and full training will be provided pending franchisor approval.

Gross rent is \$17,917 including TMI, with 2 years remaining plus a 10-year renewal option. This is a AAA franchise known for excellent profit margins. Please do not go direct or speak to staff.

\$1,089,000

\$17,917 Gross Rent

2,482 Sq Ft

Franchise QSR

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



A&W - GREEKTOWN

- QSR Franchise
- 1,450 Sq Ft
- \$5,864 Gross Rent
- Seating for 22



A&W - BEACHES

- QSR Franchise
- 2,000 Sq Ft
- \$9,336 Gross Rent
- Seating for 16



A&W - CHRISTIE & DUPONT

- QSR Franchise
- 1,800 Sq Ft
- \$15,486 Gross Rent
- Seating for 10



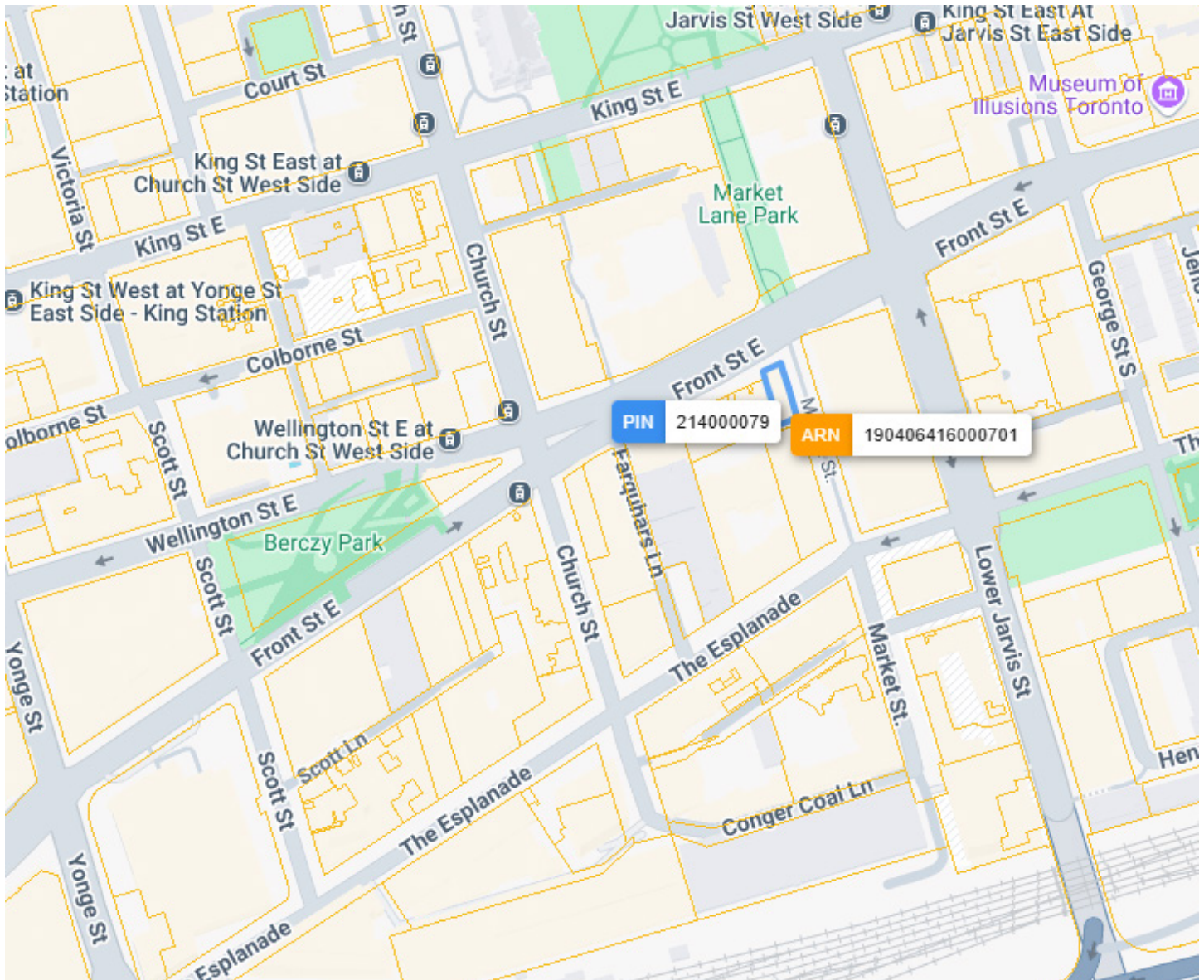
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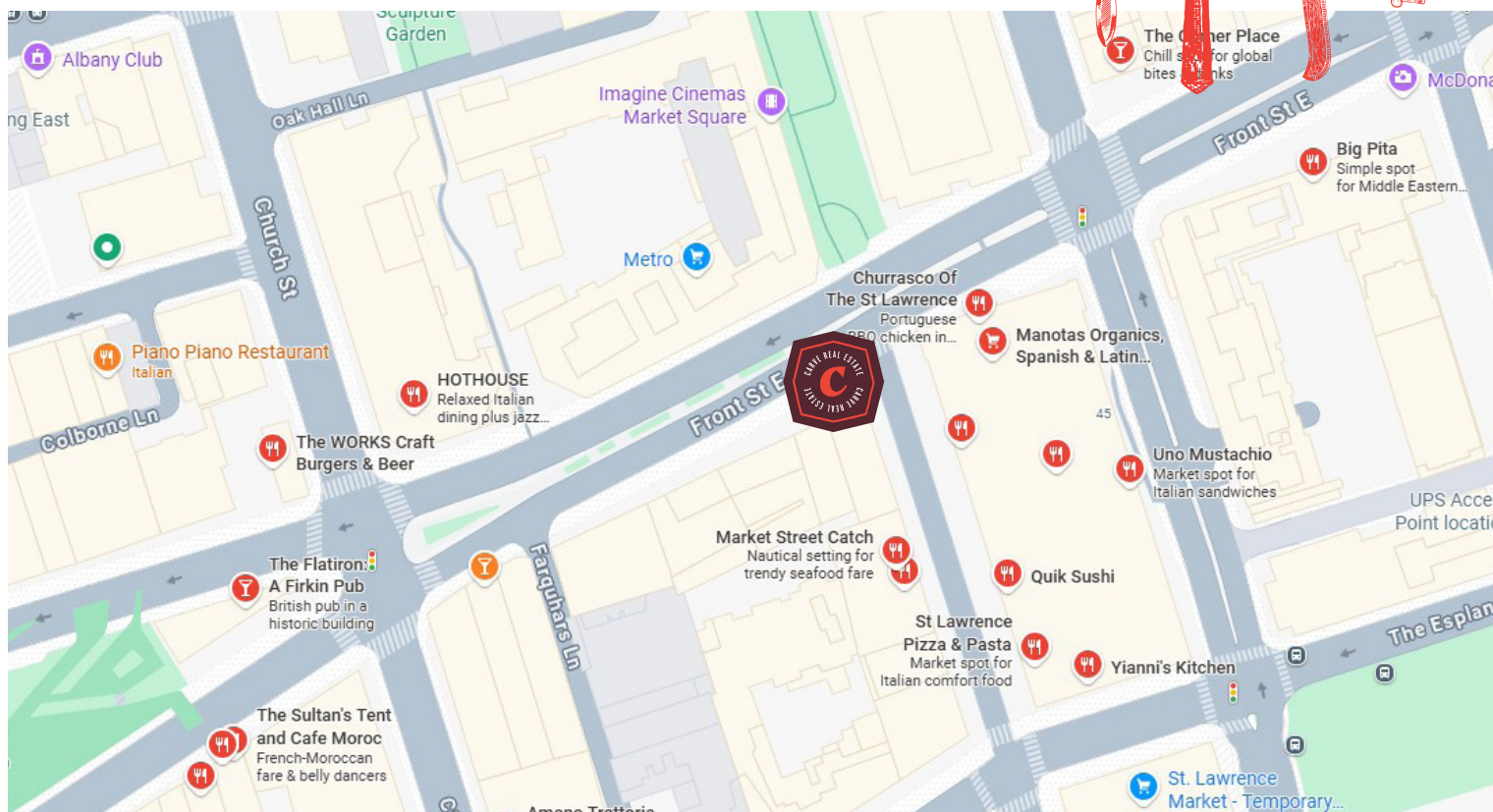


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BUILDING DETAILS

This AAA location is situated in one of downtown Toronto's most sought-after neighbourhoods, right beside the iconic St. Lawrence Market. The area benefits from heavy foot traffic all day long, making it an ideal spot for dine-in, delivery, and pickup customers. Its vibrant surroundings attract both locals and tourists, ensuring steady business year-round.

Property Details: The space features a modern buildout with 200-amp power and two washrooms, housed within a charming brick-and-beam heritage building. The layout is designed for operational efficiency, helping to minimize staffing costs while maintaining excellent customer service.

With plenty of storefront signage, this location offers fantastic visibility from multiple angles, boosting brand exposure. It's a prime opportunity to operate a premium franchise in a bustling and highly desirable part of the city.

LOT SIZE

Frontage:
201.15 ft along Front St E

Depth:
Approximatley 35.09 ft

Dimensions:
35.09 ft x 96.12 ft x 0.79 ft x
0.38 ft x 31.93 ft x 0.29 ft x 2.26
ft x 98.94 ft

Size:
3,379.86 ft²(0.078 ac)



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