



**FOR SALE**

**3604 MAJOR MACKENZIE DR W, VAUGHAN**

**\$699,000**

**\$9,734 Gross Rent**

**2,200 Sq Ft**

**Breakfast Franchise**

## SUNSET GRILL

Profitable and modern Sunset Grill franchise located in a AAA plaza in Vaughan, just off Highway 400 at Major MacKenzie. This 2,200 sq ft restaurant is built to the classic franchise layout and offers seating for 110 in a bright corner location with excellent signage and visibility.

The open-concept kitchen is fully equipped with a 14-ft commercial hood and a walk-in fridge. The space is designed for efficiency and consistency, providing a strong foundation for continued success under this well-established breakfast brand.

Rent is an attractive \$9,734 gross (including TMI) with a solid lease in place offering 2 + 5 + 5 + 5 years remaining. Franchise royalties are 4% + 1%, with training to be provided by head office pending franchisor approval. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER LOCATIONS:



### WINE SPOT

- Gorgeous licensed restaurant & bar
- 2,001 Sq Ft
- \$2,400 Gross Rent
- Licensed for 38



### FEATURES RESTAURANT

- Outstanding breakfast restaurant & diner
- 5,600 Sq Ft
- \$12,969 Gross Rent
- Seating for 96



### IRONWORKS KITCHEN

- Gorgeous licensed restaurant with patio
- 4,400 Sq Ft
- \$7,734 Gross Rent
- Licensed for 150 + 16 on patio



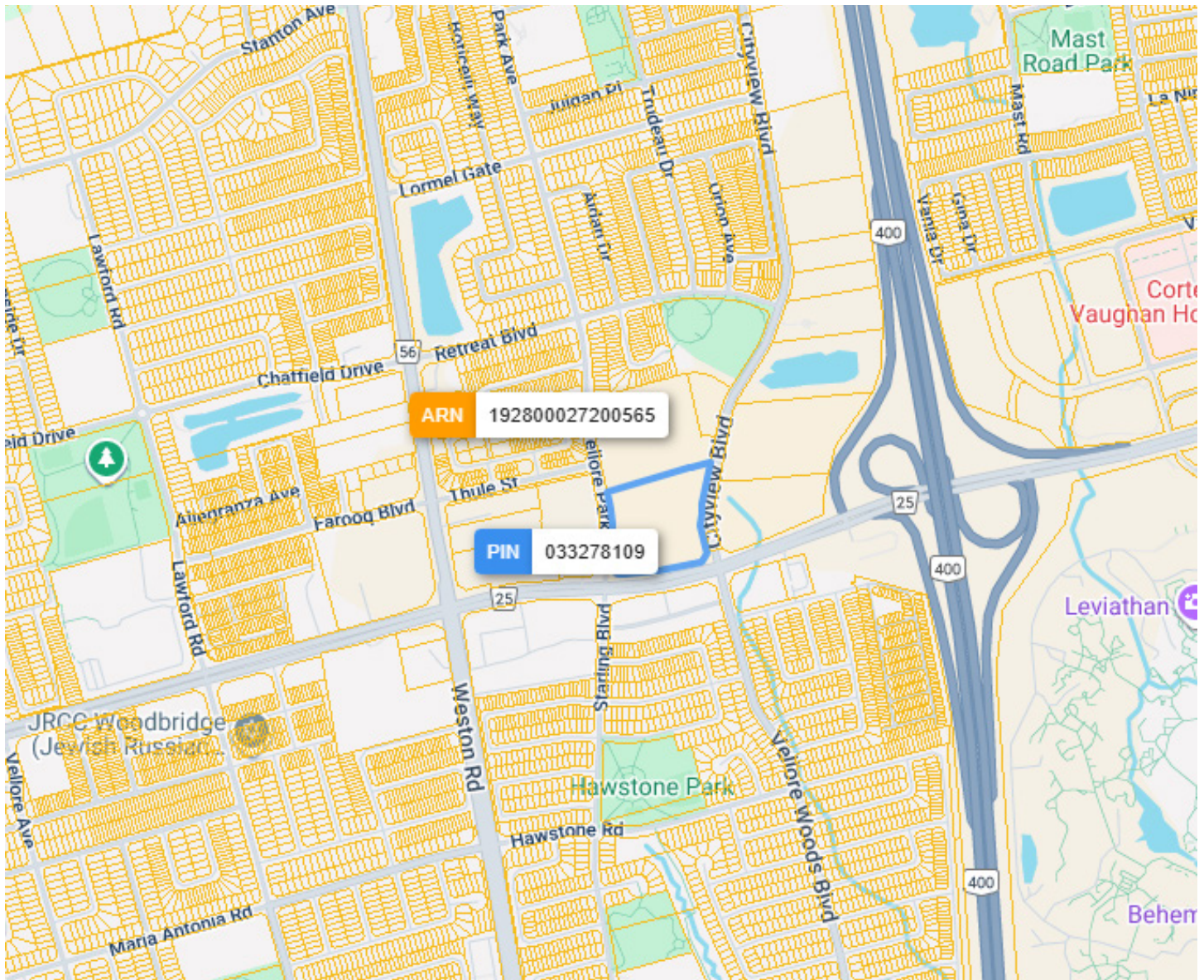
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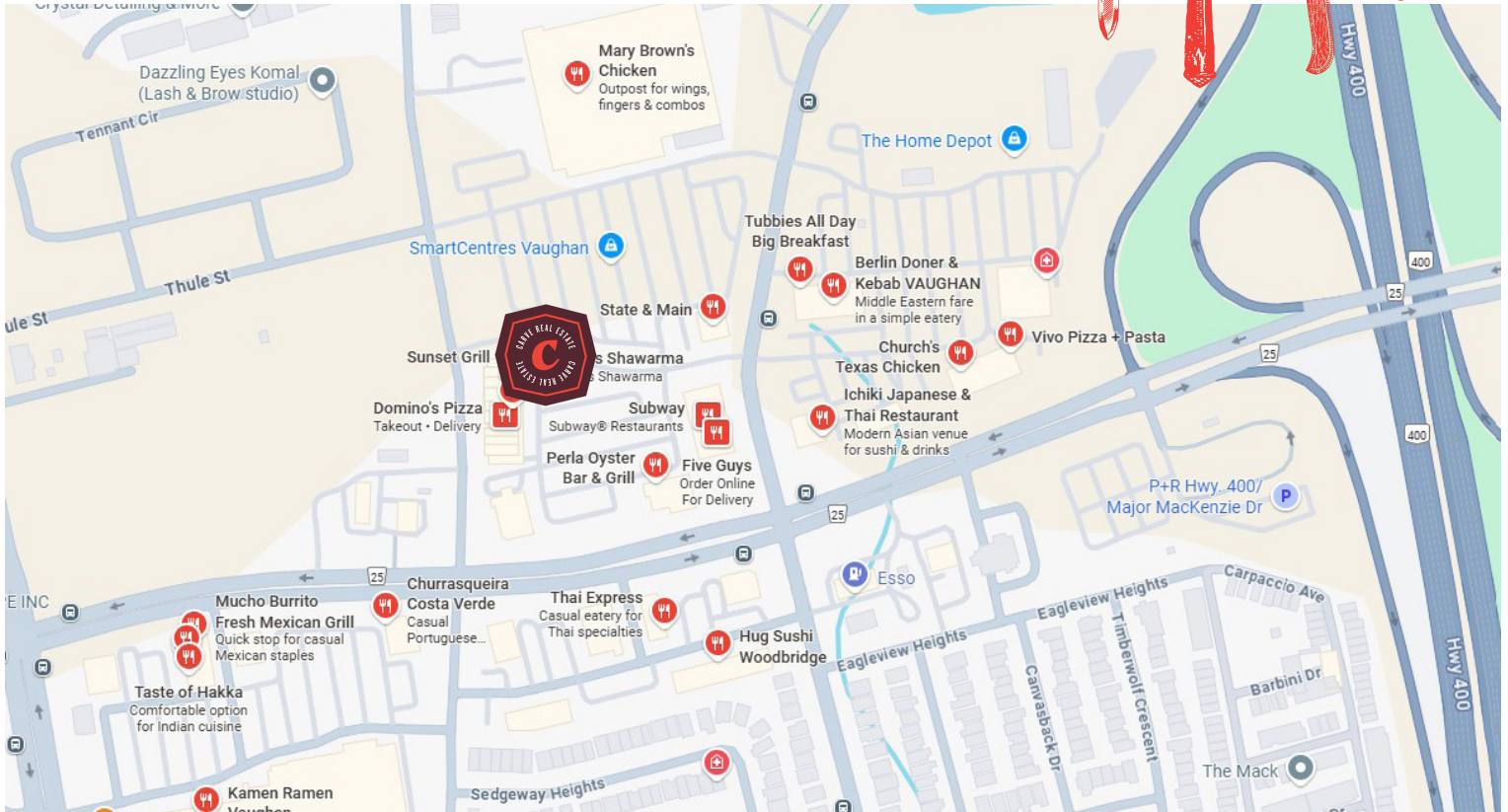


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## BUILDING DETAILS

This is the classic franchise model buildout, designed to handle capacity on busy weekends when the crowds arrive. The proven floor plan makes the operation easy to staff and manage, providing a reliable and efficient setup for consistent performance.

**Property Details:** The unit features high ceilings in a bright space that is ideal for a breakfast concept. It comes with 200-amp 3-phase power, a wheelchair accessible bathroom, and a durable structure with a concrete pad and steel roof, ensuring there is no basement to maintain or worry about.

Signage is excellent, with placement on the advertising pylon as well as strong visibility on the corner unit itself. The property also benefits from parking for over 100 vehicles, making it highly convenient for both customers and staff. Please do not go direct or speak to staff.

### LOT SIZE

**Frontage:**  
543.64 ft along Major Mackenzie Dr W

**Depth:**  
Approximately 295.10ft

**Dimensions:**  
50.91 ft x 0.99 ft x 284.75 ft x 699.12 ft  
x 75.14 ft x 0.99 ft x 7.92 ft x 29.69 ft x  
0.99 ft x 92.03 ft x 295.10 ft x 56.41 ft x  
543.64 ft x 67.31 ft x 116.81 ft x 137.02 ft x  
0.99 ft x 8.17 ft

**Size:**  
357,867.38 ft<sup>2</sup>(8.215 ac)



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