



**FOR SALE**

**5560 BALDWIN ST S, WHITBY**

**\$379,000**

**6,599 Gross Rent**

**1,184 Sq Ft**

**QSR Sushi Franchise**

## SUSHI SHOP

Sushi Shop franchise opportunity located in the new Brooklin Boroughs by Fieldgate plaza, anchored by Longo's and positioned at the prime junction of Highway 7, Highway 407, and Baldwin Street. This high-traffic location benefits from excellent visibility and strong daily exposure in a rapidly growing area.

The bright, south-facing 1,184 sq ft unit includes a liquor license for 30 seats and features an efficient layout that is easy to staff and manage. Sales are growing, and full support from head office is available subject to franchisor approval, making this an ideal opportunity for both first-time operators and experienced franchisees.

The business is offered with an attractive gross rent of \$6,599 per month including TMI, on a secure 8 + 5 year lease term. Royalties are 6% plus 3%. Please do not go direct or speak to staff or management.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverealestate.com  
carverealestate.com

**LES MILBORN, Sales Representative**  
416-848-1166  
les@carverealestate.com  
carverealestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).



# carve REAL ESTATE



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## OTHER LOCATIONS:



### CLUCK CLUCK'S

- Creative menu and comfort food appeal
- 1,383 Sq Ft
- \$5,310 Gross Rent
- Seating for 30



### BOMBAY FRANKIES GREEN LANE

- Located in a very busy plaza
- 1,483 Sq Ft
- \$6,590 Gross Rent
- Seating for 16



### PI CO.

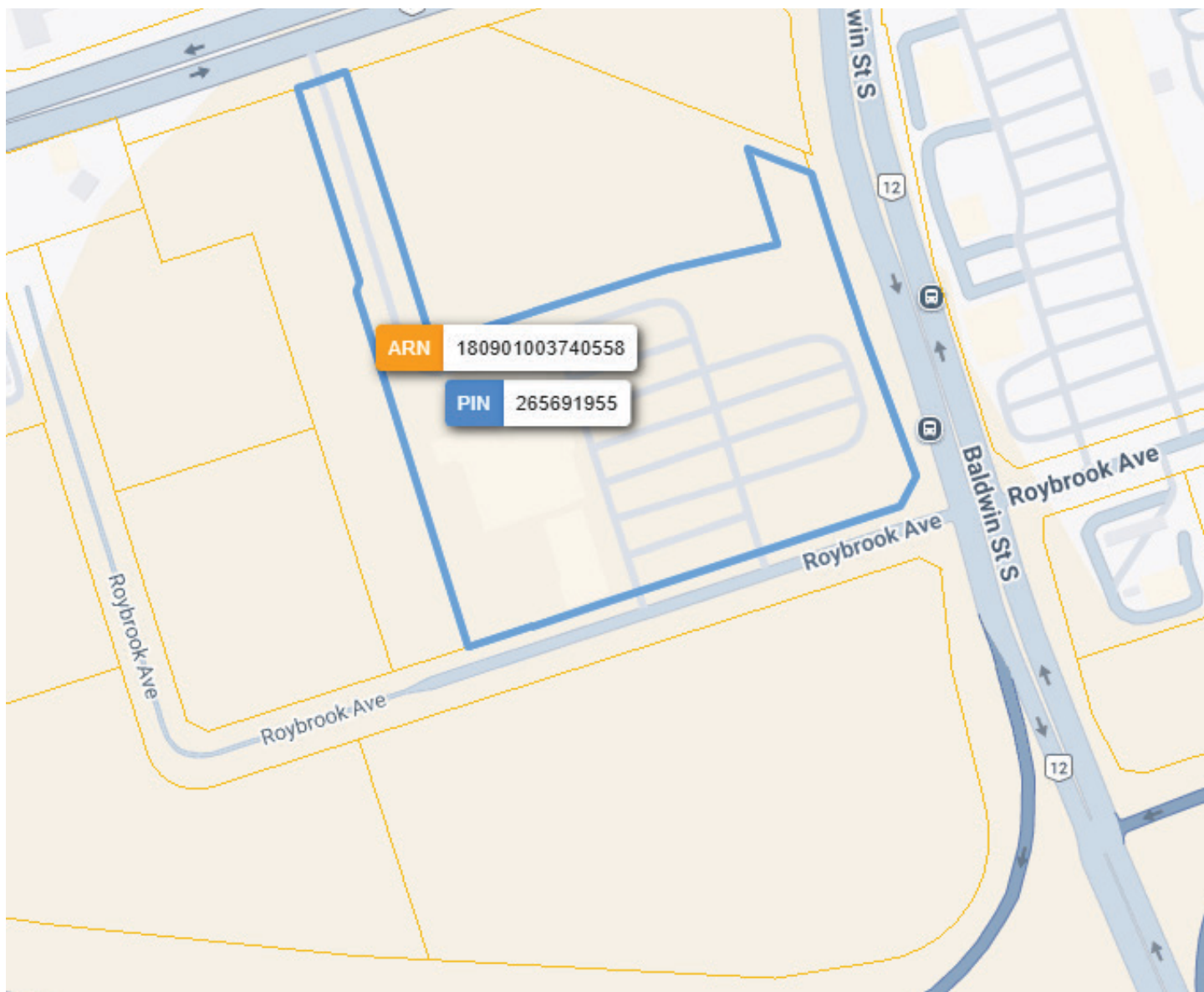
- Pizza QSR Franchise
- 1,300 Sq Ft
- \$15,200 Gross Rent
- Seating for 20



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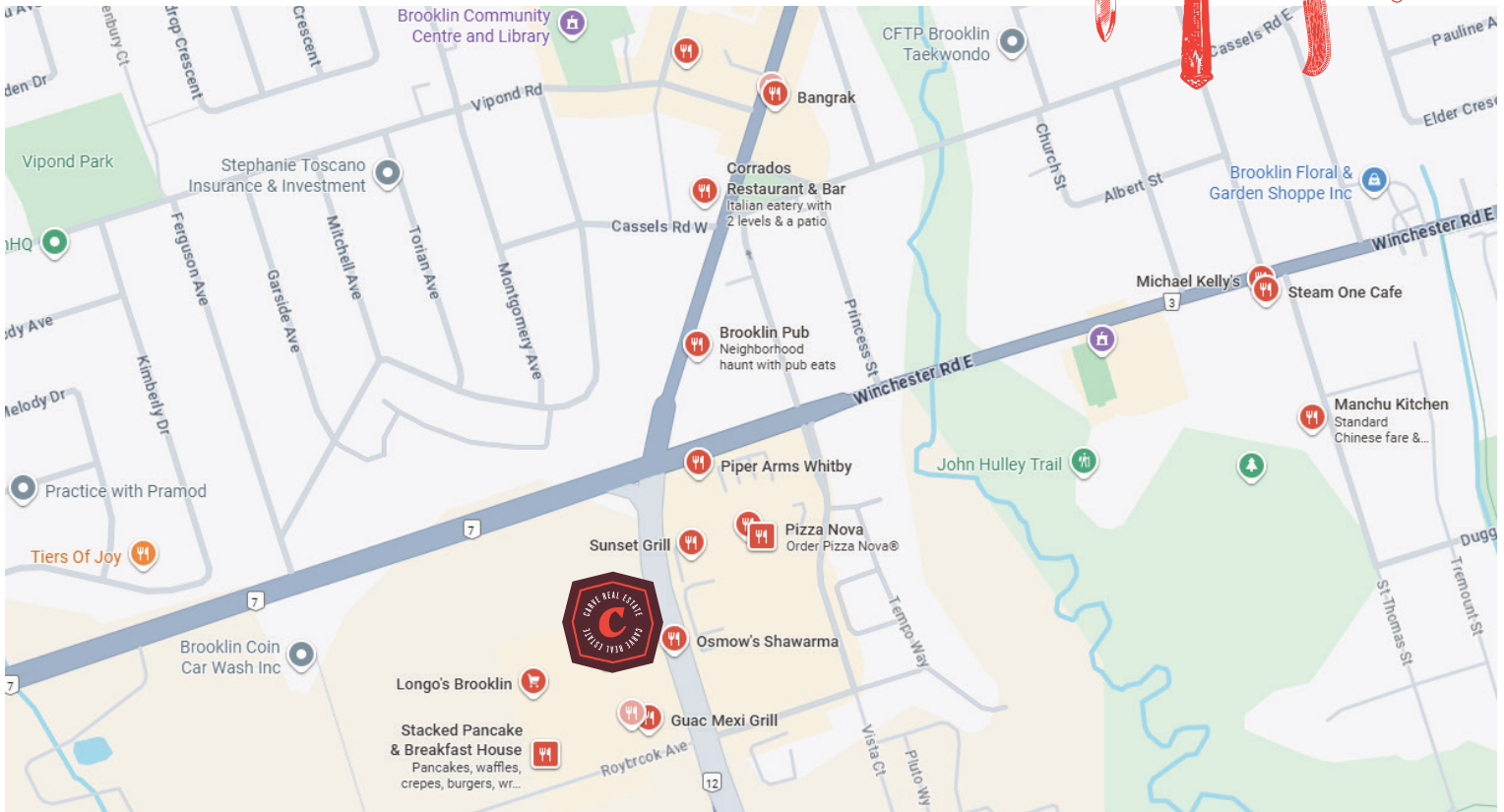


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## BUILDING DETAILS

This modern commercial unit is housed in a steel roof, concrete pad structure with no basement, making it extremely easy to maintain. The space features 200-amp 3-phase power and a high-quality buildout in a building that is only two years old. Tenants also benefit from signage on both the south and north sides of the building, as well as visibility on the advertising pylon facing Baldwin Street.

**Property Details:** The property offers a large extended parking lot that accommodates well over 100 cars, making it convenient for both staff and customers. Situated in a busy plaza with a strong tenant mix, including multiple food options and anchor tenants, the location attracts consistent foot traffic and acts as a local destination for shopping and dining.

Brooklin has experienced significant growth in recent years, driven by its proximity to the extended Highway 407 and easy access to Highway 7. This connectivity provides excellent regional exposure, making the area highly desirable for retail, restaurants, and service-oriented businesses seeking both visibility and accessibility.

### LOT SIZE

#### Frontage:

103.21 ft along Baldwin St S

#### Depth:

Approximately 107.76 ft

#### Dimensions:

103.21 ft x 107.76 ft x 158.94 ft x  
571.86 ft x 452.36 ft x 79.90 ft x  
321.97 ft x 15.30 ft x 592.28 ft x  
721.21 ft x 54.67 ft x 244.19 ft x  
159.31 ft

#### Size:

399,900.41 ft<sup>2</sup> (9.180 ac)



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