



FOR SALE

343 GLENDALE AVE, ST. CATHARINES

\$149,000

\$4,070 Gross Rent

1,000 Sq Ft

Quick Service Restaurant

QSR FOR REBRANDING

U Need a Pita is a well-established Canadian franchise with multiple locations across the Niagara Region. This Glendale Avenue store is available for purchase along with the downtown St. Catharines location, with the option to acquire them together or separately. Buyers also have the flexibility to rebrand to a different concept, cuisine, or bring in a new franchise if they prefer not to continue with the existing brand.

This 1,000 sq ft unit is easy to operate and staff, located in a busy plaza surrounded by strong food franchises and retail stores. The site features excellent signage and access to over 100 parking spaces, making it ideal for high-volume take-out and delivery operations.

The restaurant is equipped with a 12-ft commercial hood and two walk-in units (1 + 1), with limited seating due to the current take-out focused model. Please do not go direct or speak to staff or ownership. Current royalty fees are 4.5% + 1.5% through a local head office, with training available for qualified franchisees. The lease is \$4,070 gross including TMI, with 5 + 5 years remaining.

READY FOR SECONDS?

Call me to discuss this listing today.



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This document is not meant to solicit existing listings. (12.2002)

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OTHER LOCATIONS:



U NEED A PITA - ST. PAUL

- Great foot traffic and tons of parking
- 1,500 Sq Ft
- \$3,250 Gross Rent
- Seating for 25.



SLYE FOX

- Successful sports bar and restaurant
- 2,400 Sq Ft
- \$7,610 Gross Rent
- Licensed for 83 + Patio



LAKE ST. SUBS & CREAMERY

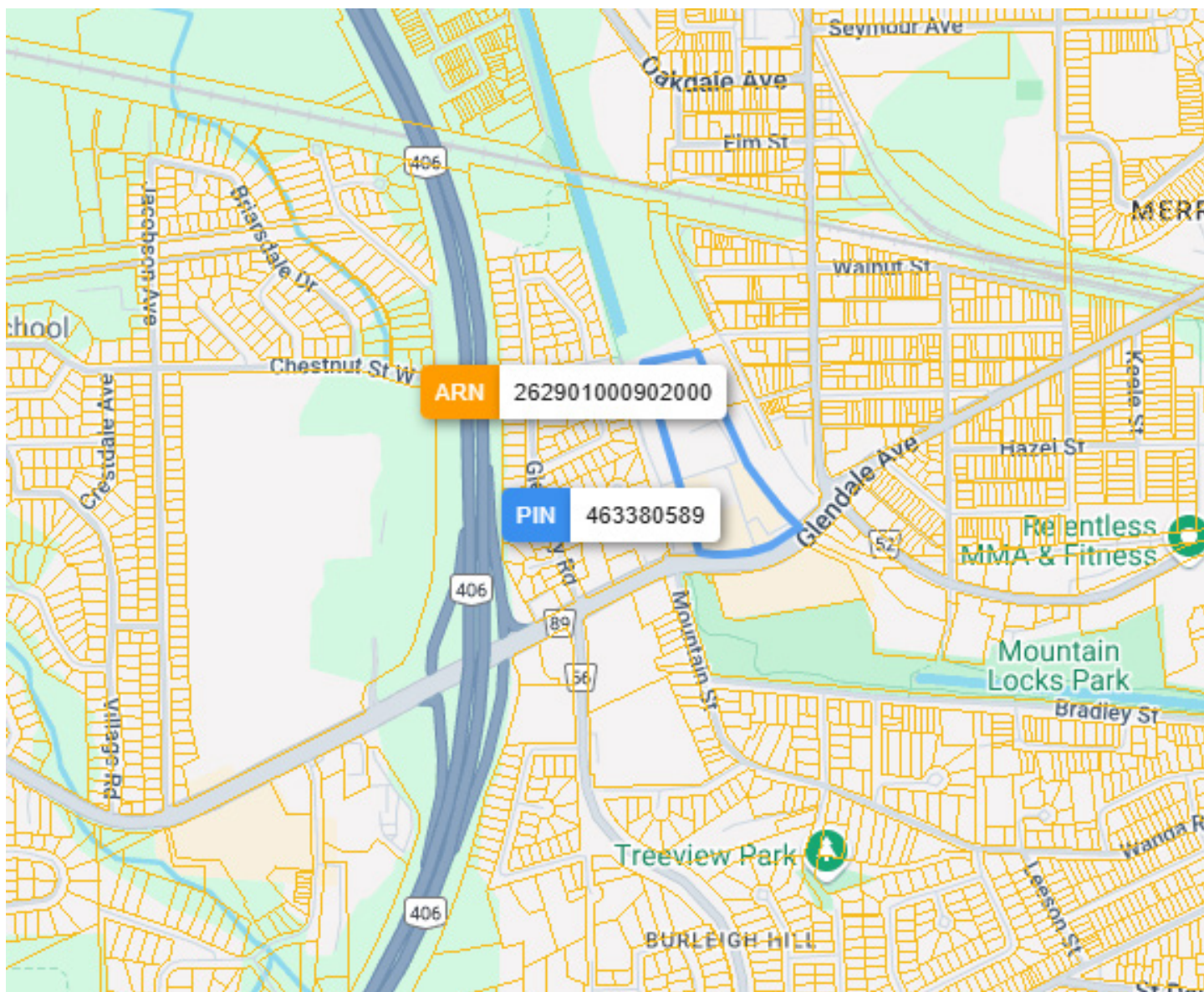
- Located in St. Catharines
- 950 Sq Ft
- No Rent Paid
- Seating for 2 + 12 patio



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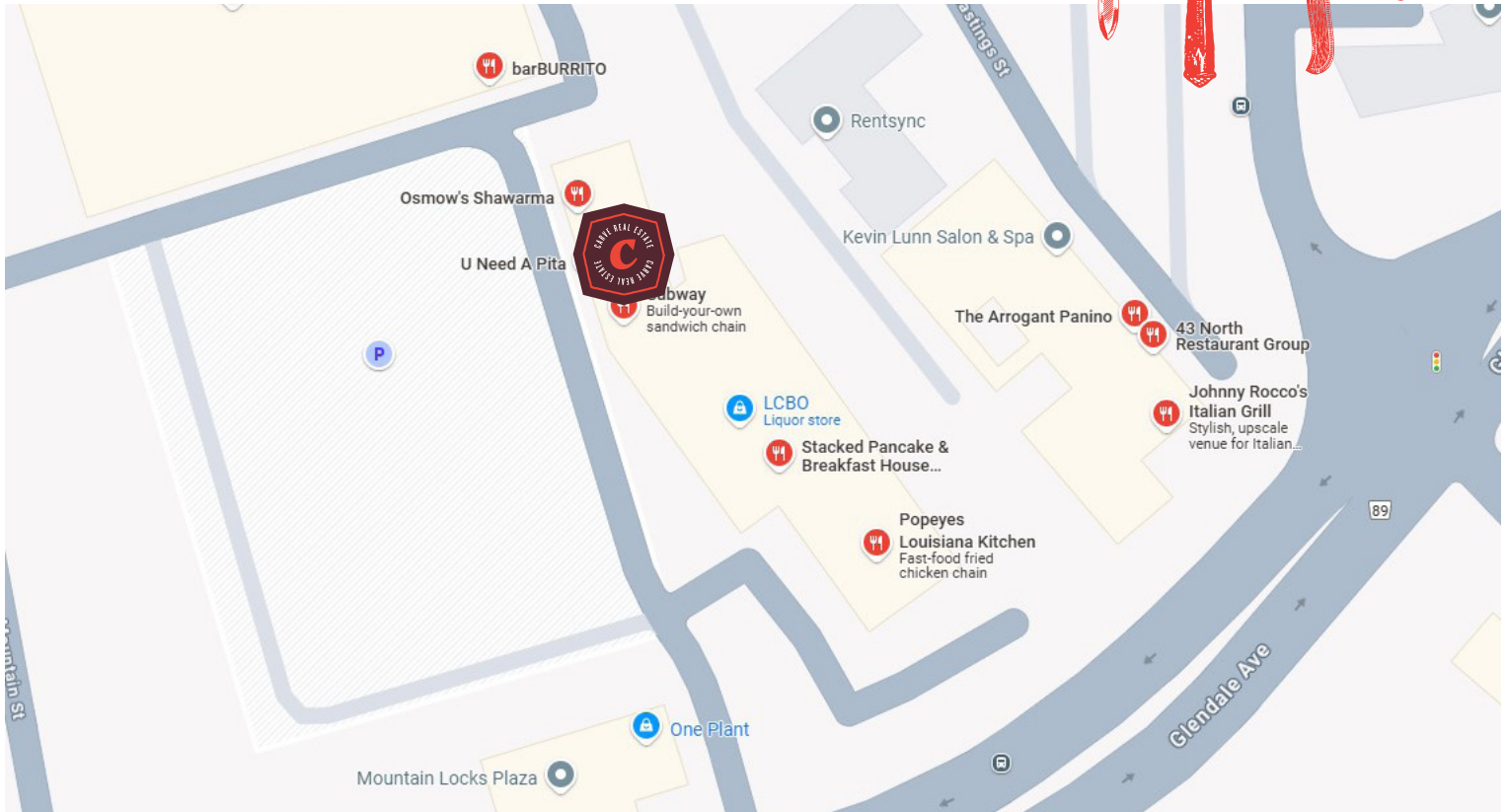
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BUILDING DETAILS

St. Catharines is the largest city within the Niagara Region and is located roughly halfway from the Hamilton area to Niagara Falls and the 3 bridges to the United States.

It borders on the Welland Canal which provides work for a big part of the population.

The plaza is located at the junction of Highway 406 that continues south to Welland and Highway 57 that continues east to Niagara.

Property Details: This is a very busy plaza with tenants like Sobey's, Subway, the LCBO, and more.

Tons of parking options and great visibility from the street and the elevated highway with signage on the marketing pylon.

LOT SIZE

Frontage:

307.19 ft along Glendale Ave

Depth:

Approximately 1,090.28 ft

Dimensions:

375.85 ft x 307.90 ft x 1,090.28 ft x 81.29 ft x 498.81 ft x 139.83 ft x 11.71 ft x 295.67 ft x 298.68 ft

Size:

449,209.84 ft² (10.312 ac)



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