

**FOR SALE**

**6262 HWY 7, VAUGHAN**

**\$374,000**

## **CUCINETTA ITALIAN CASUAL**

Cucinetta Italian Casual is now available as a franchise opportunity, with more locations on the way. This established location has delivered excellent sales and proven income over the past five years. Situated as the first build in a newer plaza on Highway 7, with Highway 427 right beside it, the site offers both visibility and accessibility. The rental rate is \$5,664 gross including TMI, with a 5 + 5 + 5 + 5 year lease term remaining.

The restaurant is fully licensed with seating for 40 inside and 20 on the patio. The production kitchen is well equipped with a 13-ft commercial hood, pizza ovens, and two walk-in coolers. Excellent signage opportunities include both unit and pylon exposure.

Franchise terms include royalties of 6% + 2%, with full training provided pending franchisor approval. Please do not go direct or speak to staff or ownership.

**\$5,664 Gross Rent**

**2,160 Sq Ft**

**Licensed Restaurant with Patio**

**READY FOR SECONDS?**

Call me to discuss this listing today.

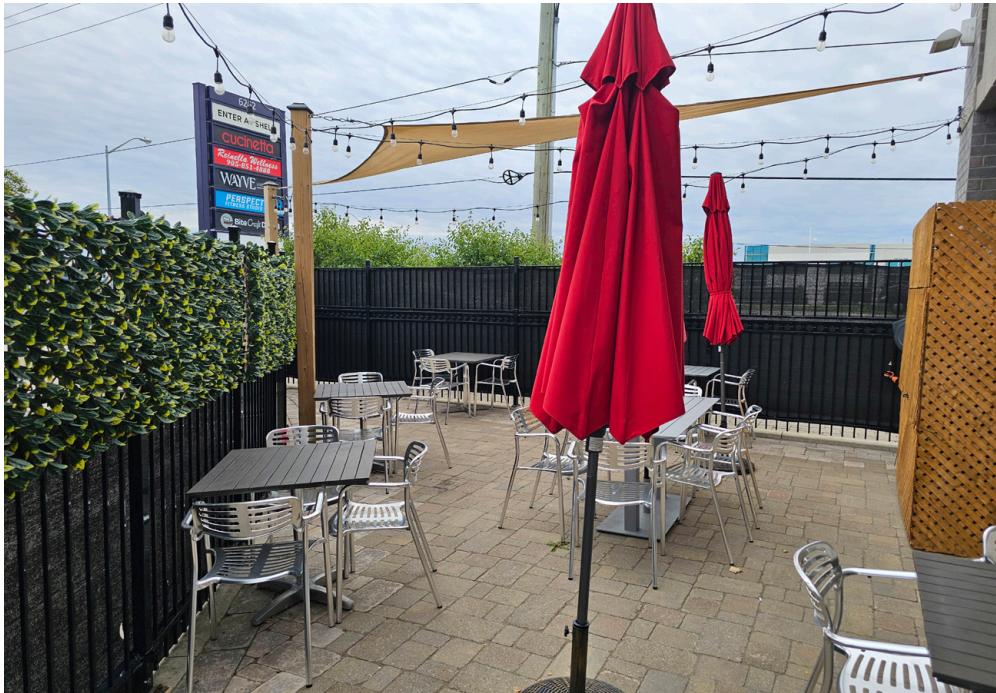


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## OTHER LOCATIONS:



### SUNSET GRILL

- Profitable & modern Sunset Grill franchise
- 2,200 Sq Ft
- \$9,734 Gross Rent
- Seating for 110



### MUSE EVENT SPACE

- Thriving, fully licensed event venue
- 4,500 Sq Ft
- \$9,115 Gross Rent
- Licensed for 146



### CHEFFRY'S ARTISANAL BISTRO

- Gorgeous bistro in the Junction Triangle
- 2,599 Sq Ft
- \$12,045 Gross Rent
- Licensed for 68 + 28 Patio

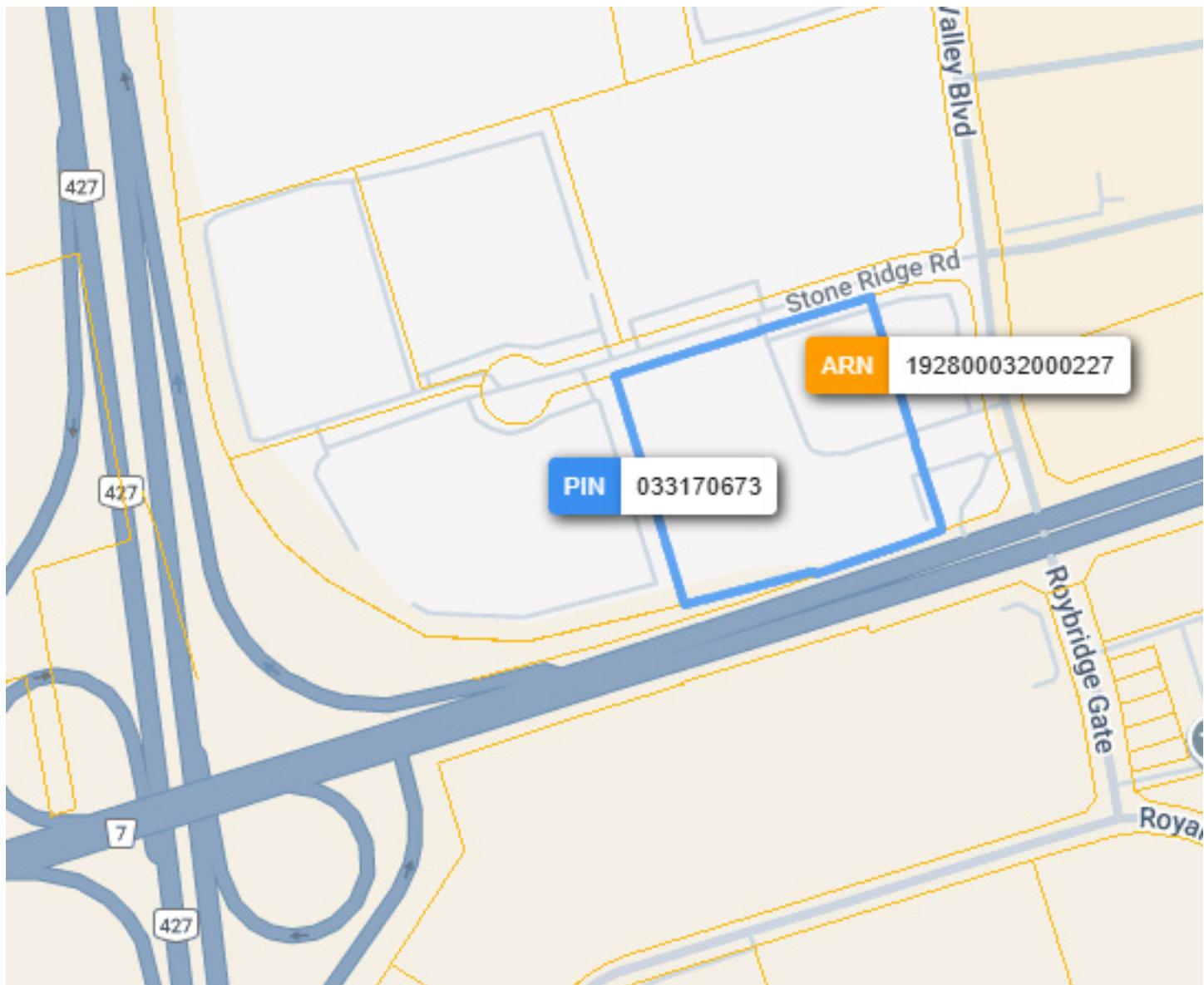


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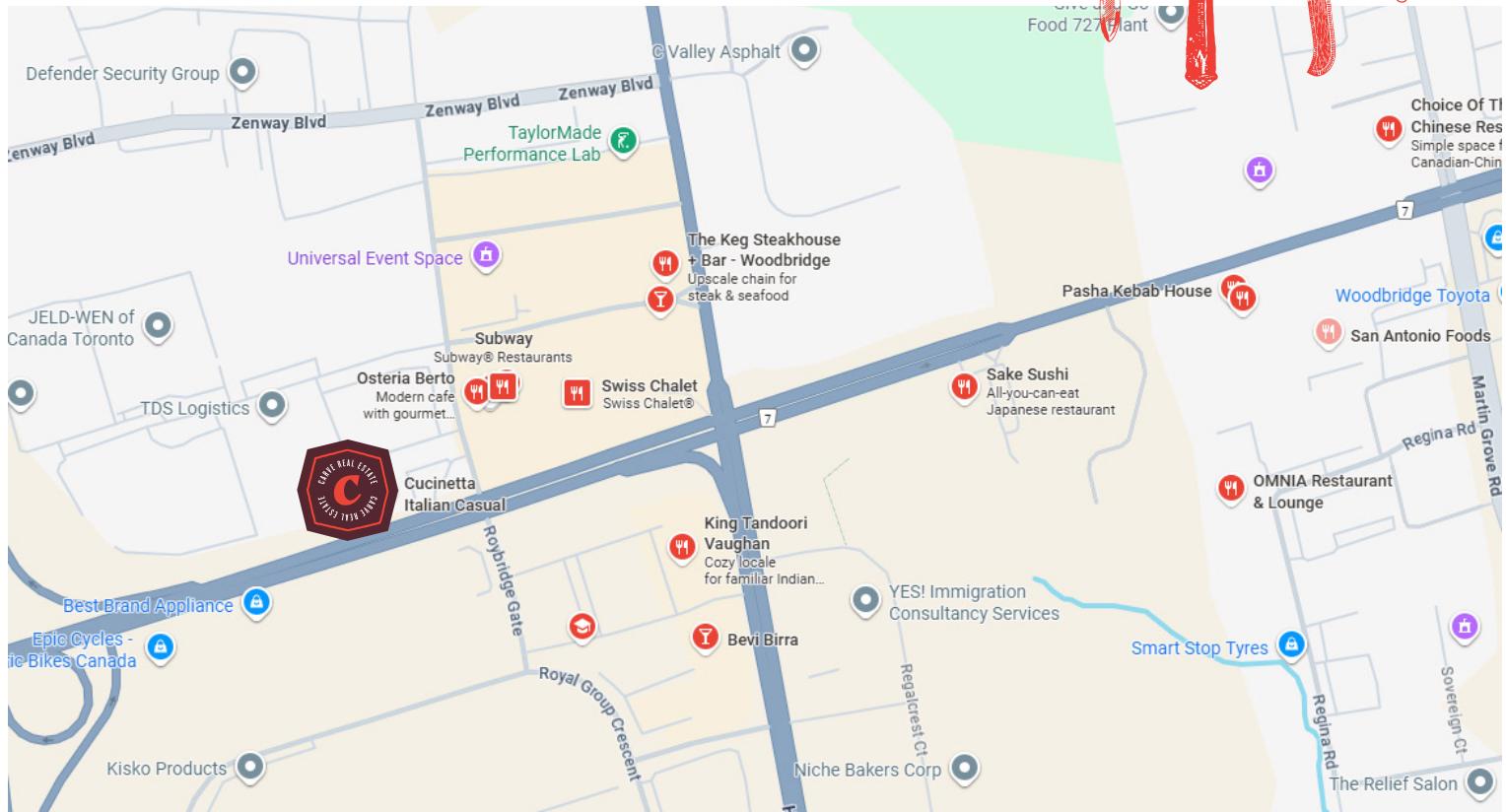


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## BUILDING DETAILS

This restaurant was built from a vanilla shell in a newer plaza on Highway 7 and features modern construction with concrete pad and steel roof, eliminating basement concerns. The unit is equipped with 200-amp 3-phase power, high ceilings, and large windows that bring in plenty of natural light. A shaded, private patio adds to the appeal for guests.

**Property Details:** Inside, the layout is both attractive and functional, highlighted by a large bar that makes service efficient and easy to staff. The production kitchen is designed to handle the restaurant at full capacity while also supporting a sizable catering operation, making it versatile and capable of multiple revenue streams.

The location is surrounded by a strong mix of industrial, commercial, and residential density, with a major highway directly beside the site for excellent accessibility and exposure.

### LOT SIZE

**Frontage:**  
691.87 ft along Hwy 7

**Depth:**  
Approximately 630 ft

**Dimensions:**  
630.76 ft x 691.87 ft x 616.14 ft x  
348.17 ft x 9.34 ft x 343.11 ft

**Size:**  
436,809.83 ft<sup>2</sup> (10.028 ac)



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