



FOR SALE

3604 MAJOR MACKENZIE DR W, VAUGHAN

\$555,000

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 5% + 1%, with training to be provided by head office pending franchisor approval. Please do not go direct or speak to staff.

\$9,734 Gross Rent

2,200 Sq Ft

Breakfast Franchise

READY FOR SECONDS?

Call me to discuss this listing today.



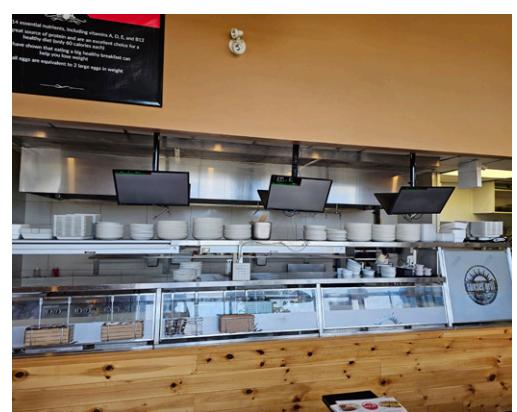
RYAN EARL, Broker and Founder
416-618-0054
ryan@carverealestate.com
carverealestate.com

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
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REAL ESTATE



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OTHER LOCATIONS:



LA CARNITA

- Franchise Licensed Restaurant
- 2,200 Sq Ft
- \$9,823 Gross Rent
- Licensed for 80 + 25 Patio



ST. LOUIS KANATA/INNOVATION

- Corner location with excellent visibility
- 3,000 Sq Ft
- \$13,274 Gross Rent
- Licensed for 120 + 80 Patio



PI CO.

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

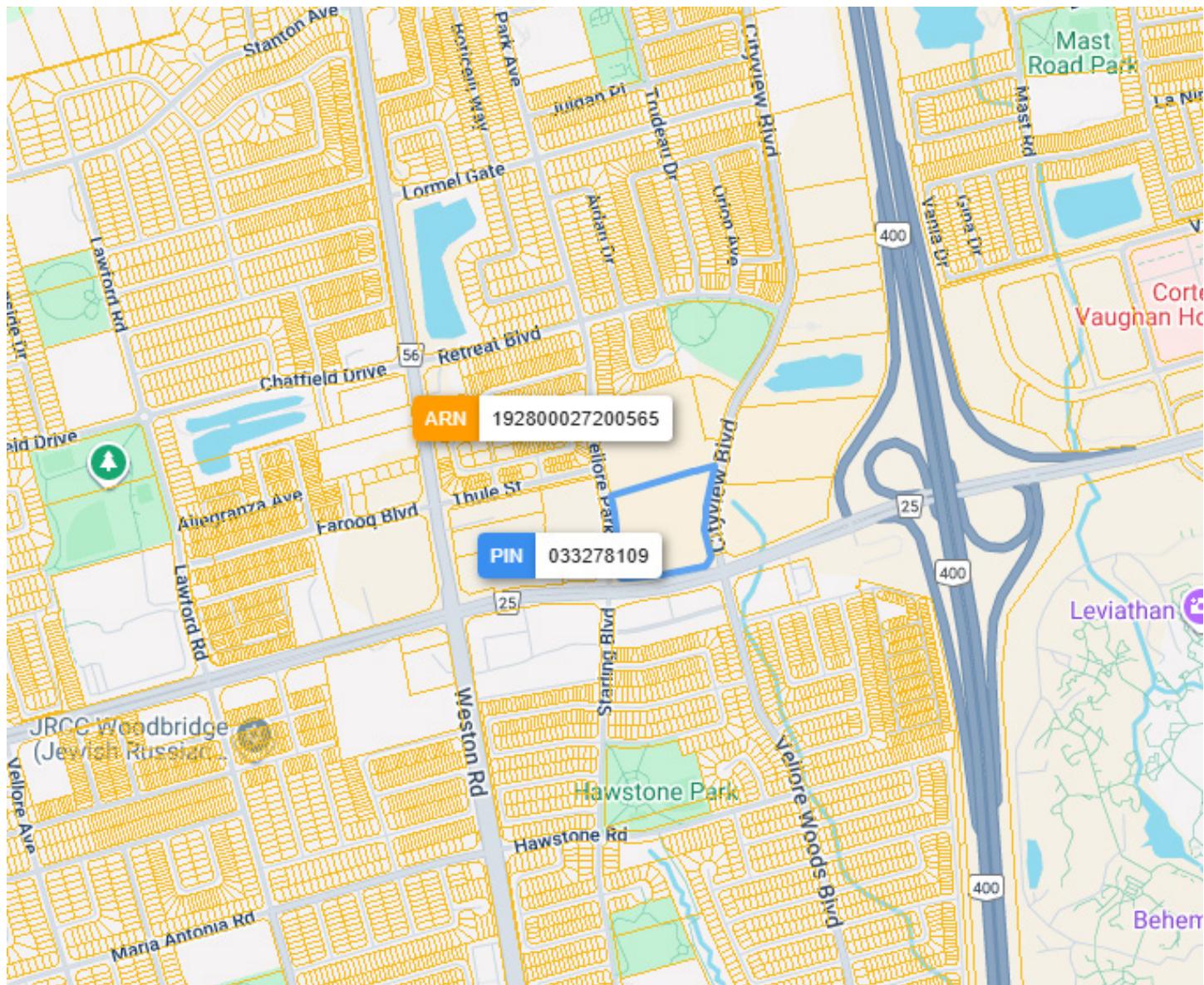


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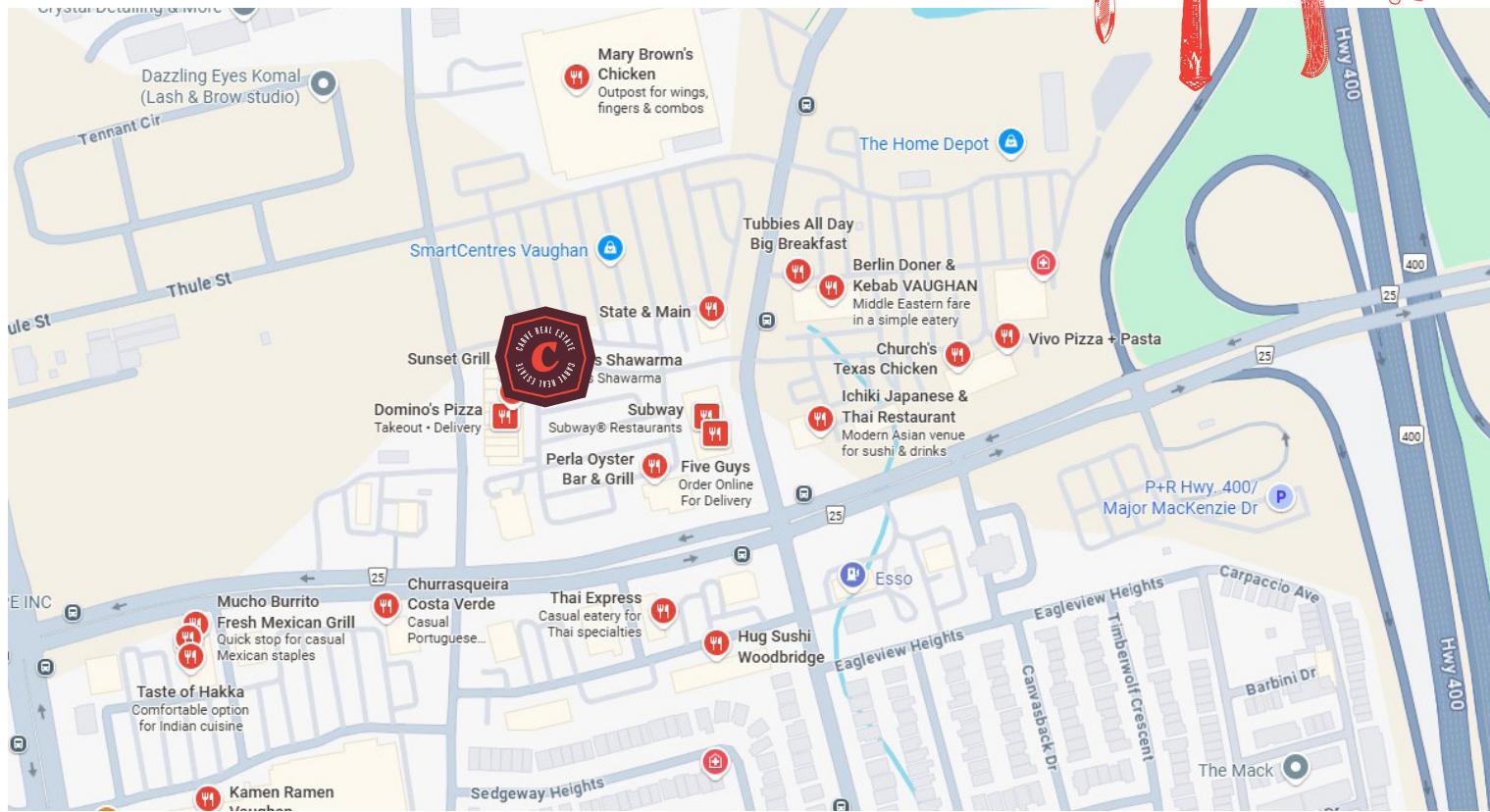
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BUILDING DETAILS

This 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 ft²(8.215 ac)



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