

**FOR SALE**

**500 BLOOR ST W, TORONTO**

**\$549,000**

## A&W RESTAURANTS

Prime A&W franchise opportunity in the heart of Toronto's Annex on Bloor West, located on the north side of a bustling street with constant foot traffic and a strong student population. This 1,500 sq ft location features seating for 26 and a layout designed for efficiency, making it ideal for a high-volume quick service restaurant.

The space has been fully renovated to meet current franchise standards and comes with full support and training from the franchisor, pending approval. Royalties are set at 3.5% + 3%, providing a clear framework for operational success. With strong sales and a loyal customer base, this is an attractive opportunity for both first-time operators and experienced franchisees.

Offered at a gross lease rate of \$14,000 including TMI with term remaining, this turnkey location combines a proven concept, prime Annex location, and excellent infrastructure. Please do not go direct or speak to staff.

**\$14,000 Gross Rent**

**1,500 sq ft**

**QSR Burger Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.



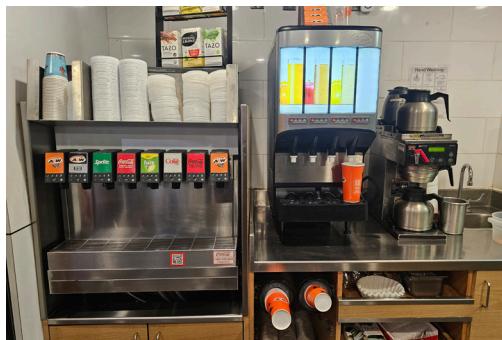
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## REAL ESTATE



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## OTHER LOCATIONS:



### PI CO.

- Pizza QSR Franchise
- 1,512 Sq Ft
- \$13,900 Gross Rent
- Seating for 20



### Z-TECA

- QSR Franchise
- 537 Sq Ft
- \$8,389 Gross Rent
- Seating for 100+



### SUNSET GRILL

- Breakfast Franchise Restaurant
- 2,200 Sq Ft
- \$9,734 Gross Rent
- Seating for 110



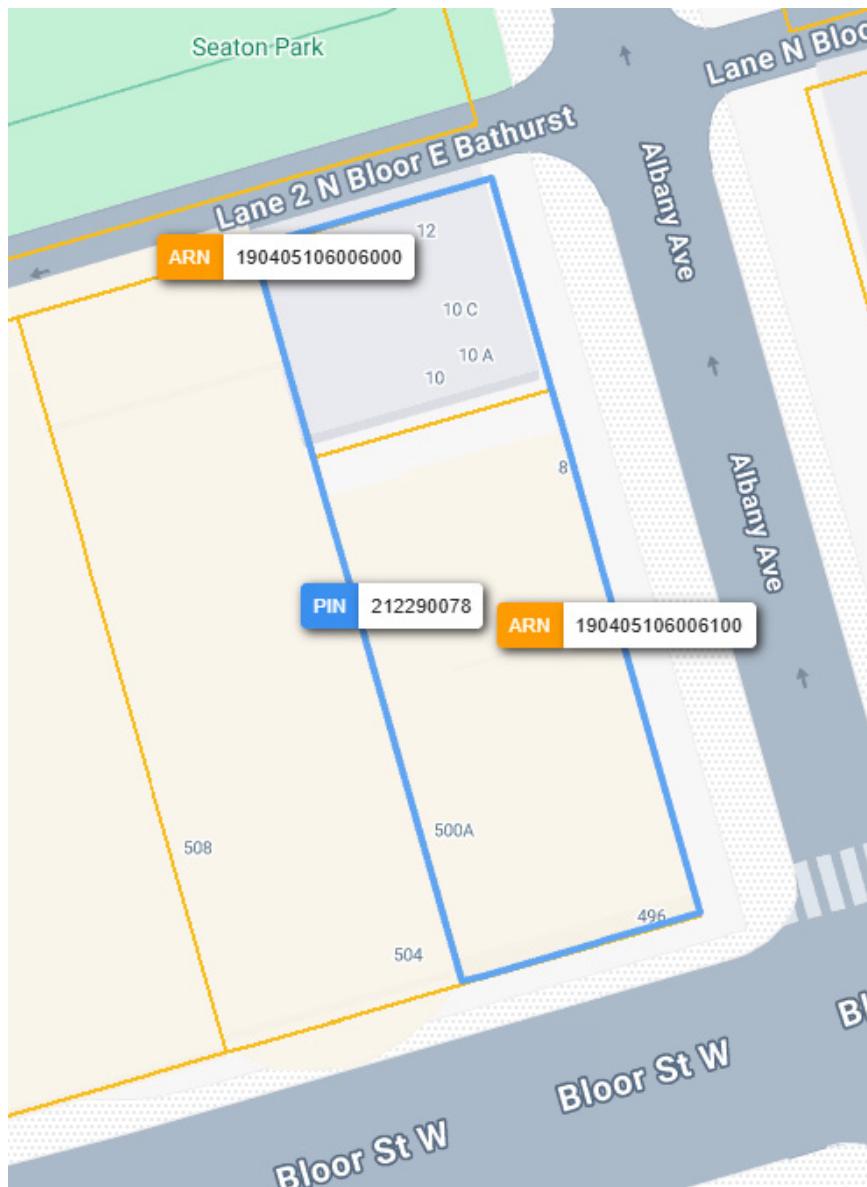
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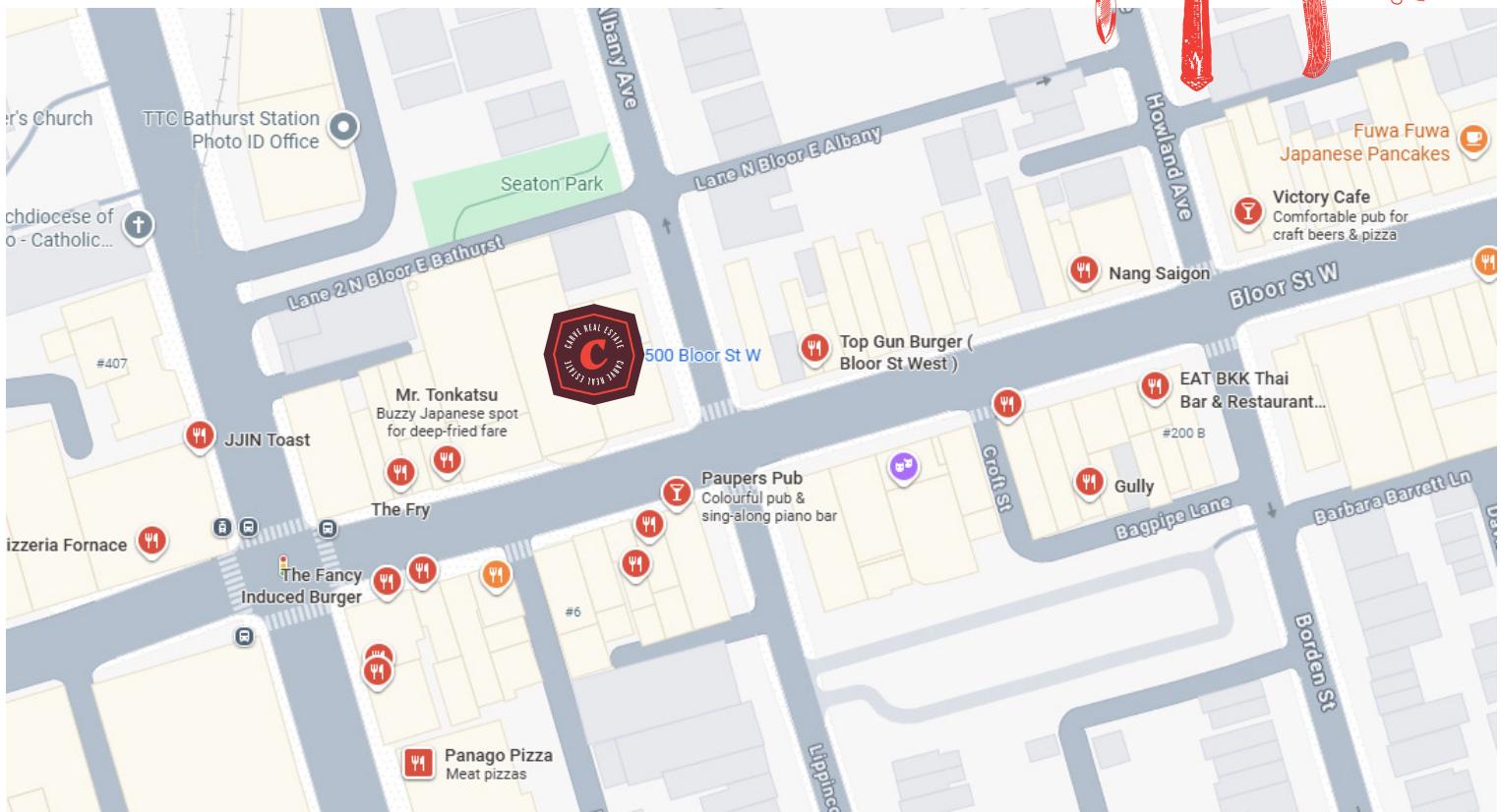
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## BUILDING DETAILS

This A&W location in Toronto's Annex features a modern, fully renovated buildout with a custom-designed franchise kitchen built for efficiency and high-volume operations. The space is thoughtfully laid out with seating for 26, a streamlined service area, and all equipment and chattels required to run a turnkey quick service operation. A fully finished basement provides additional storage, supporting smooth day-to-day operations.

The Annex is one of Toronto's most vibrant and sought-after neighbourhoods, blending historic charm with a dense residential community and strong student and professional population. The location benefits from proximity to two nearby high schools—one public and one private—as well as constant foot and vehicle traffic along Bloor West. The surrounding concentration of bars contributes to late-night and overnight driving traffic, while nearby residential streets ensure consistent local demand.

Directly across the street, the new large-scale Mirvish Village development further enhances the area's appeal and long-term growth potential. With its prime corner location, contemporary franchise-standard kitchen, and built-in infrastructure, this A&W benefits from both a proven concept and a thriving, high-demand neighbourhood. It's an ideal opportunity for franchise operators looking to step into a turnkey business in one of Toronto's most iconic districts.

### LOT SIZE

**Frontage:**  
44.00 ft along Bloor St W

**Depth:**  
Approximately 50.00 ft

**Dimensions:**  
50.12 ft x 154.39 ft x 50.06 ft  
x 154.37 ft

**Size:**  
7,728.48 ft<sup>2</sup>(0.177 ac)



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