



**FOR SALE**

**1 ELLESMERE RD, SCARBOROUGH**

**\$474,000**

**\$10,619 Gross Rent**

**2,373 Sq Ft**

**Sports Bar Franchise**

## WILD WING

A longstanding Wild Wing franchise is available at the extremely busy intersection of Victoria Park and Ellesmere, offering excellent exposure in the well-known Parkway Mall. This corner location benefits from strong vehicle and pedestrian traffic, a separate entrance, and outstanding visibility directly from Victoria Park Avenue. The restaurant is very well established with impressive and consistent sales, supported by the strength of a recognized national brand.

The space totals 2,373 sq ft and is fully licensed for 85 indoor seats, plus an additional 38 seats on a sunny west-facing patio that drives strong seasonal revenue. The restaurant features a full commercial kitchen with a 10-ft hood, two walk-ins (fridge and freezer), and a functional basement level with two separate entrances housing washrooms, a party room, office, storage, and an additional walk-in fridge—supporting efficient, high-volume operations. The lease rate is \$10,619 gross rent including TMI, with 3 + 5 years remaining, providing excellent long-term security.

This business offers strong income on top of owner salaries and is well suited for hands-off or semi-absentee ownership. Full support is available from head office pending franchisor approval, with royalties of 5% plus 1% marketing. A rare opportunity to acquire a proven franchise location in a high-traffic area. Please do not go direct or speak to staff.

**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)



# carve REAL ESTATE



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## OTHER LISTINGS:



### TOP GUN BURGER KEELE

- Quick Service Restaurant
- 1,500 Sq Ft
- \$8,141 Gross Rent
- Seating for 45



### MIGHTYBIRD BURLINGTON

- QSR Franchise
- 1,489 Sq Ft
- \$5,989 Gross Rent
- Seating for 30



### LA CARNITA

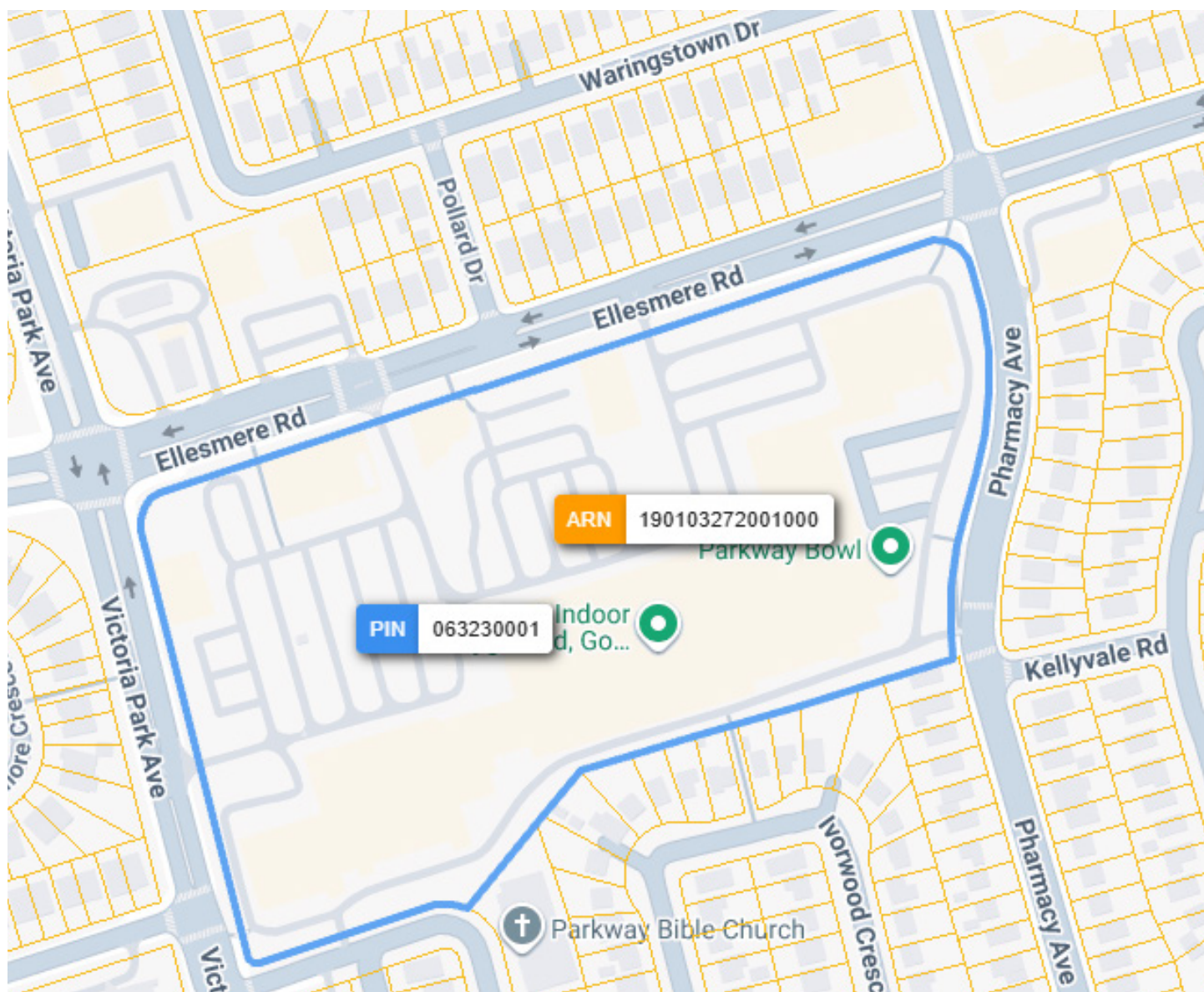
- Franchise Licensed Restaurant
- 2,200 Sq Ft
- \$9,823 gross rent
- Licensed for 80 + 25 Patio



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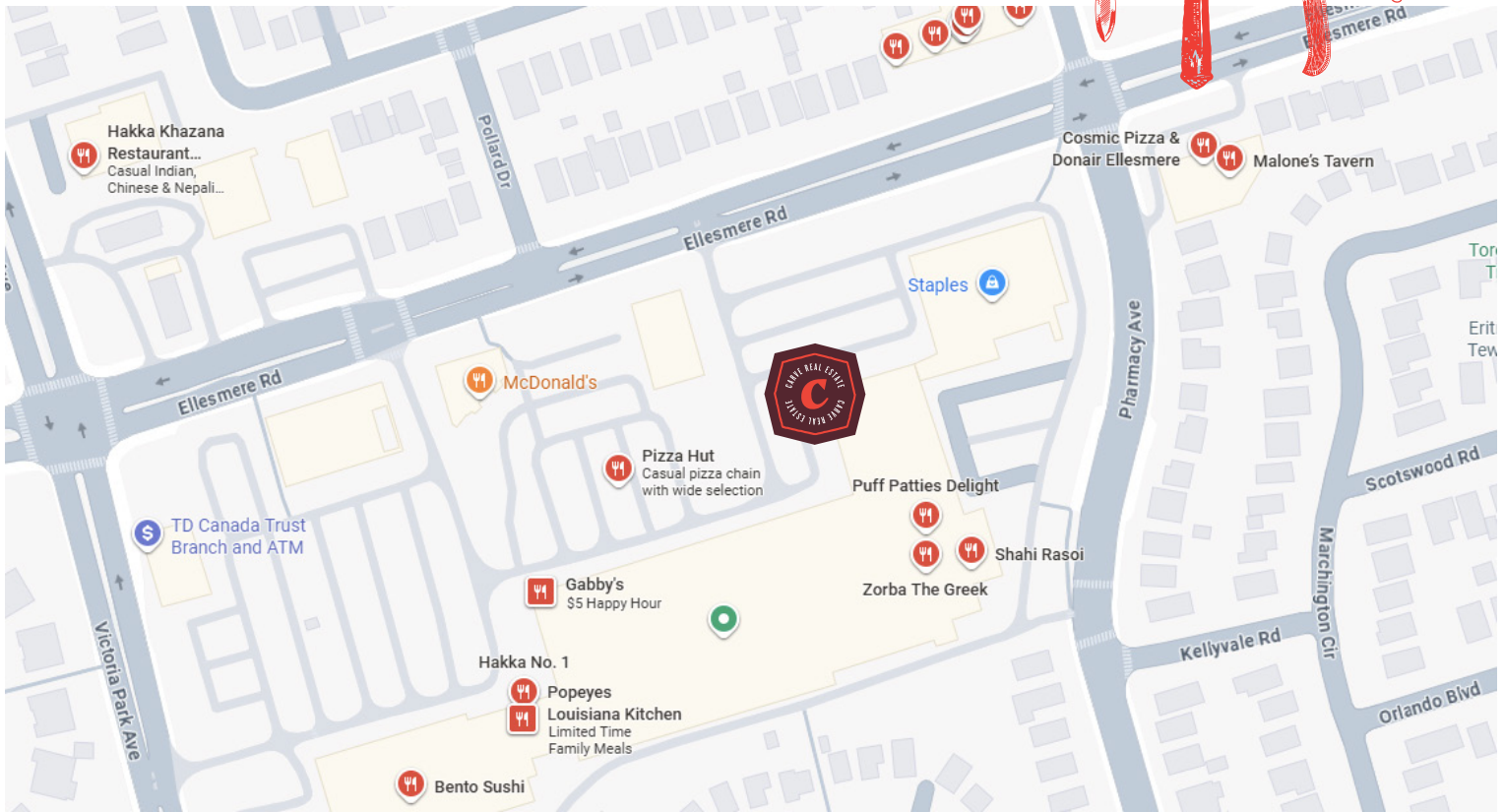


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## BUILDING DETAILS

Wild Wing is a well-established Canadian franchise known for its wide selection of wing flavours, casual sports-bar atmosphere, and loyal customer base. The brand has strong name recognition and proven systems, making it an attractive opportunity for both experienced operators and investors seeking a reliable turnkey concept. Full support is available from head office, ensuring smooth operations and ongoing guidance.

The restaurant is located in Parkway Mall at the busy intersection of Victoria Park and Ellesmere, one of Scarborough's most trafficked areas. The corner position offers excellent visibility, a separate entrance, and easy access for both vehicle and foot traffic. Its presence in a well-known neighbourhood shopping centre adds to the location's appeal and draws consistent daily traffic.

The surrounding area is densely populated with growing residential communities, creating steady demand for lunch, dinner, and evening service. Parkway Mall's strong tenant mix and convenient location near major roadways further enhance accessibility for customers. Combined with the strength of the Wild Wing brand, this location offers a rare opportunity for long-term stability and success.

### LOT SIZE

**Frontage:**  
1,232.02 ft along Ellesmere Rd

**Depth:**  
Approximately 670.02 ft

**Dimensions:**  
146.64 ft x 12.14 ft x 579.33 ft x 20.24 ft x  
9.86 ft x 9.86 ft x 9.86 ft x 9.86 ft x  
9.86 ft x 1,232.02 ft x 8.78 ft x 8.78 ft x  
8.78 ft x 8.78 ft x 8.78 ft x 670.02 ft x  
4.92 ft x 4.92 ft x 4.92 ft x 278.46  
ft x 12.22 ft x 12.22 ft x 12.22 ft x  
265.92 ft x 437.81 ft

**Size:**  
799,822.35 ft<sup>2</sup> (18.361 ac)

**Lot Measurement Accuracy:**  
LOW



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