



**FOR SALE**

**480 HESPELER RD, CAMBRIDGE**

**\$399,000**

## LARGE QSR FOR REBRANDING

This turnkey quick service restaurant (QSR) is located in a very busy plaza in Cambridge, just off Highway 401, offering exceptional visibility and high traffic exposure. The 2,700 sq ft layout includes seating for 105, a spacious dining area, and a convenient pick-up zone, making it ideal for both dine-in and takeout operations.

The property is fully equipped for efficient restaurant operations, featuring a 10 ft commercial hood, 2 walk-in coolers/freezers (1 + 1), and ample space for kitchen prep and storage. Currently operating as a popular halal concept, the location is also ideal for rebranding into a different concept, cuisine, or franchise, offering flexibility to new operators.

With over 100 parking spaces, 5 washrooms, and a lease rate of \$8,230 Gross Rent with 8 + 5 + 5 years remaining, this turnkey location provides a rare opportunity to enter a prime Cambridge market with a fully operational QSR. Please do not go direct or speak to staff.

**\$8,230 Gross Rent**

**2,700 Sq Ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.



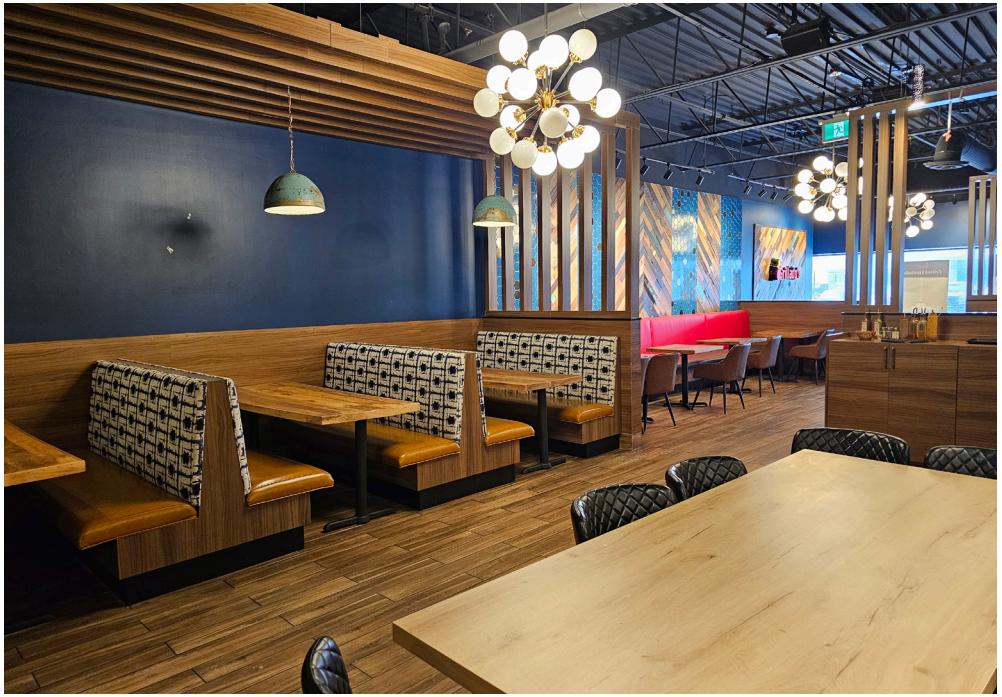
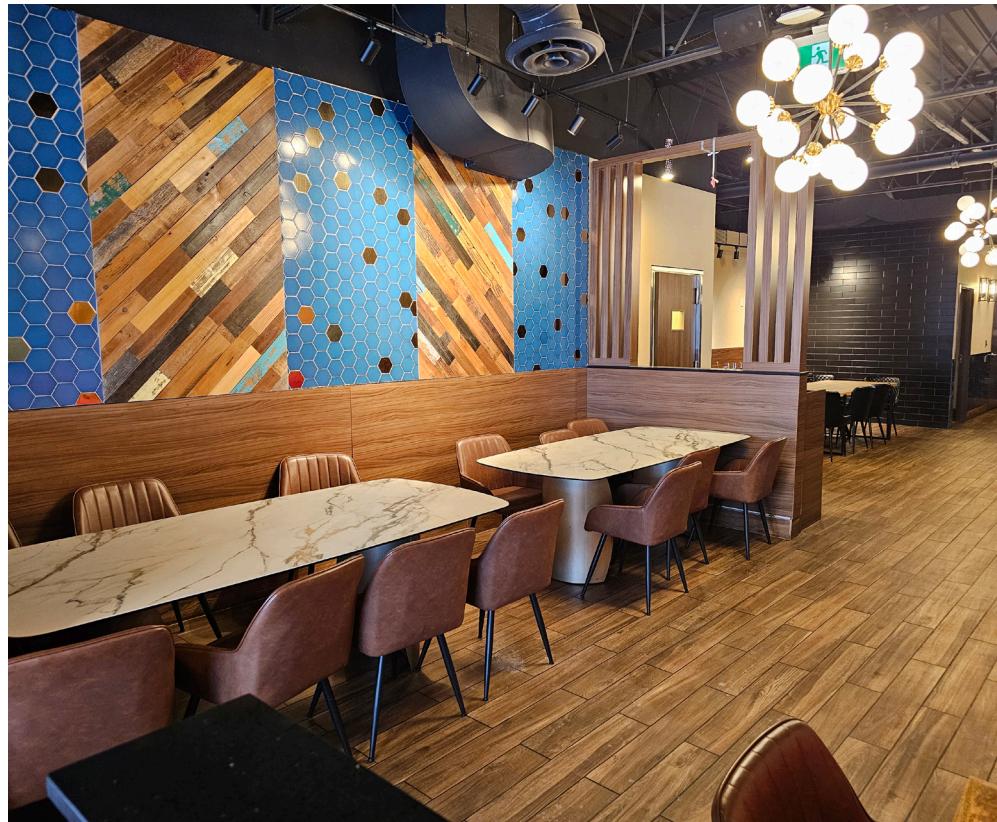
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## OTHER LISTINGS:



### CLUCK CLUCKS

- QSR for Rebranding
- 1,383 Sq Ft
- \$5,310 gross rent
- Seating for 30



### MIGHTYBIRD KINGSTON

- QSR Franchise
- 1,354 Sq Ft
- \$6,410 gross rent
- Seating for 30



### MIGHTYBIRD BURLINGTON

- QSR Franchise
- 1,489 Sq Ft
- \$5,989 gross rent
- Seating for 30



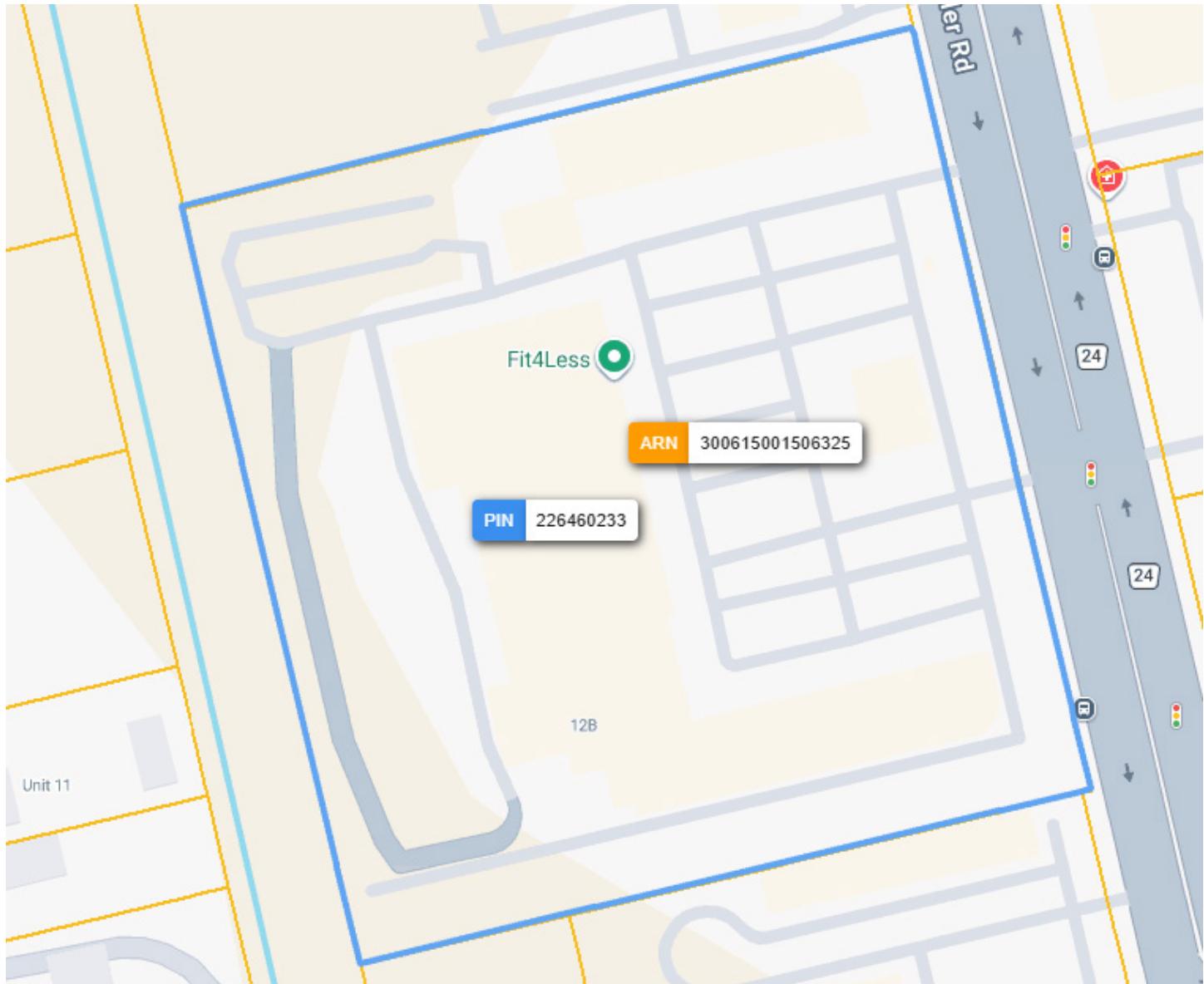
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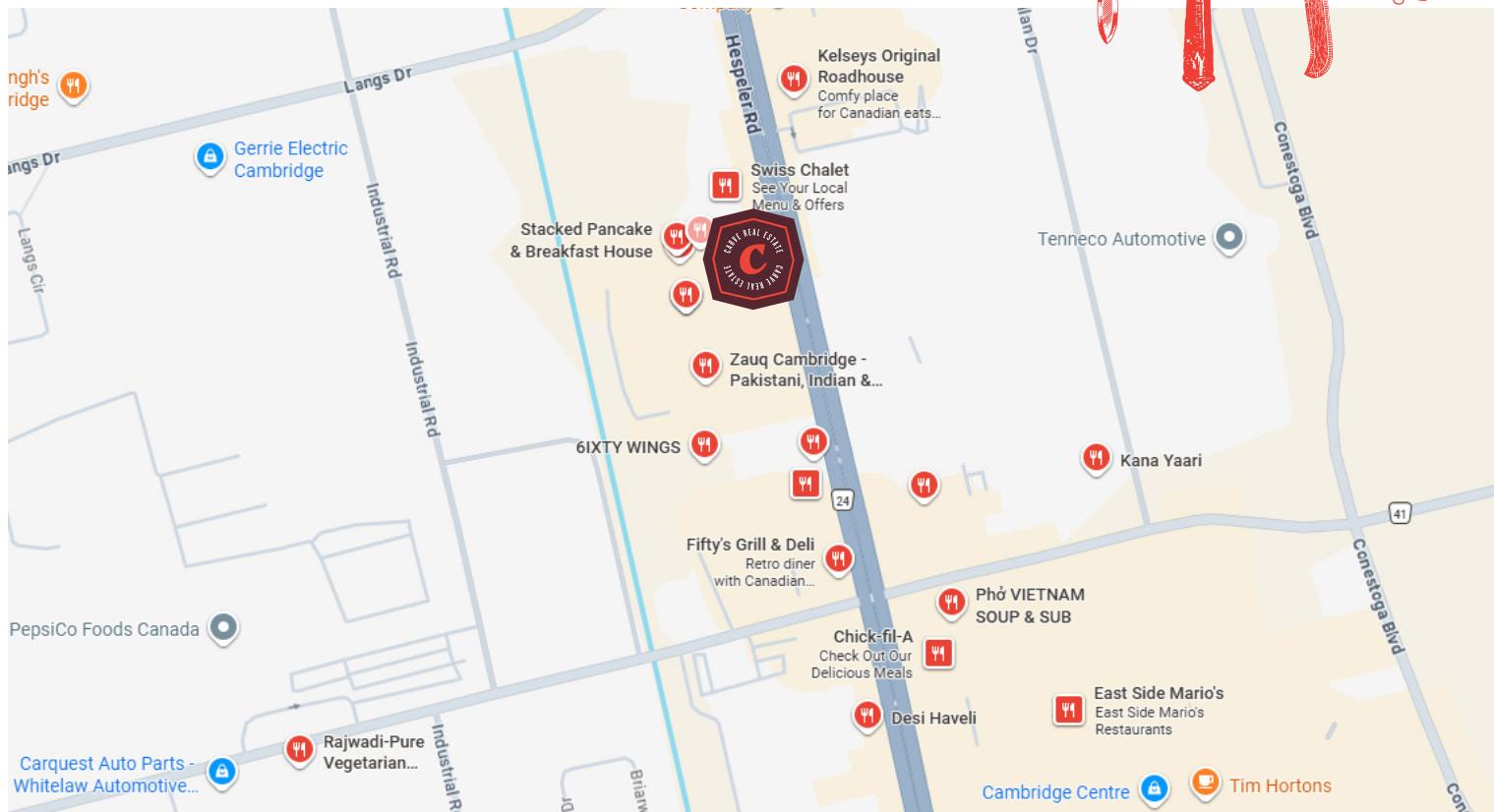


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## BUILDING DETAILS

This quick service restaurant is situated in one of Cambridge's most active retail hubs, benefiting from a highly visible location just off Highway 401. The plaza draws consistent traffic from shoppers, commuters, and local residents, providing a steady flow of potential customers throughout the day. Its strategic position within a thriving commercial area makes it ideal for both established operators and new concepts looking to capitalize on a busy market.

The surrounding area is home to numerous national and local retailers, service businesses, and eateries, creating a vibrant and well-trafficked destination. With over 100 parking spaces and convenient access to major roads, the location ensures ease of entry and exit for customers, delivery drivers, and staff, enhancing operational efficiency and customer satisfaction.

Cambridge continues to experience strong commercial growth, and this plaza's mix of retail, dining, and service tenants positions the property for long-term success. The turnkey setup allows for immediate operations, while the flexibility to rebrand or convert into a franchise concept provides significant potential for expansion and profitability in a high-demand area.

### LOT SIZE

#### Frontage:

699.06 ft along Hespeler Rd

#### Depth:

Approximately 679.82 ft

#### Dimensions:

701.47 ft x 679.82 ft x 699.06 ft  
x 6.48 ft x 680.41 ft

#### Size:

478,519.94 ft<sup>2</sup> (10.985 ac)

#### Lot Measurement Accuracy:

LOW



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