



**FOR SALE**

**9342 BATHURST ST, VAUGHAN**

**\$699,000**

**\$8,371 Gross Rent**

**1,300 Sq Ft**

**Bakery & Cafe QSR**

## COBS BREAD

A highly popular and profitable COBS Bread franchise is now available at the busy intersection of Bathurst and Rutherford in Vaughan. Located within the premium Rutherford Marketplace, this 1,300 sq ft space features a well-designed ordering counter, display area, and a large commercial kitchen, offering a turnkey setup for an incoming operator.

The franchise comes with full support and training from head office, pending franchisor approval, ensuring a smooth transition and continued operational success. With low royalties of 7% + 3%, the business provides excellent income on top of an owner's salary, making it a strong investment opportunity for both first-time and experienced franchisees.

Gross rent is \$8,371 including TMI, with 4.5 + 5 years remaining on the lease. This location benefits from high foot traffic within a busy, desirable plaza and a proven customer base, giving the new owner immediate access to a profitable and established bakery operation. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## OTHER LOCATIONS:



### THE HAPPY BAKERS

- Bakery Cafe
- 1,200 Sq Ft
- \$3,350 Gross Rent
- Seating for 30



### GERRARD ST BAKERY

- Cafe & Bakery
- 1,000 Sq Ft
- \$3,318 Gross Rent
- Great reputation with solid sales



### ÍOS AGORA & BAKERY

- Successful and profitable Greek bakery
- 3,700 Sq Ft
- \$11,300 Gross Rent
- 100 parking spaces and excellent signage

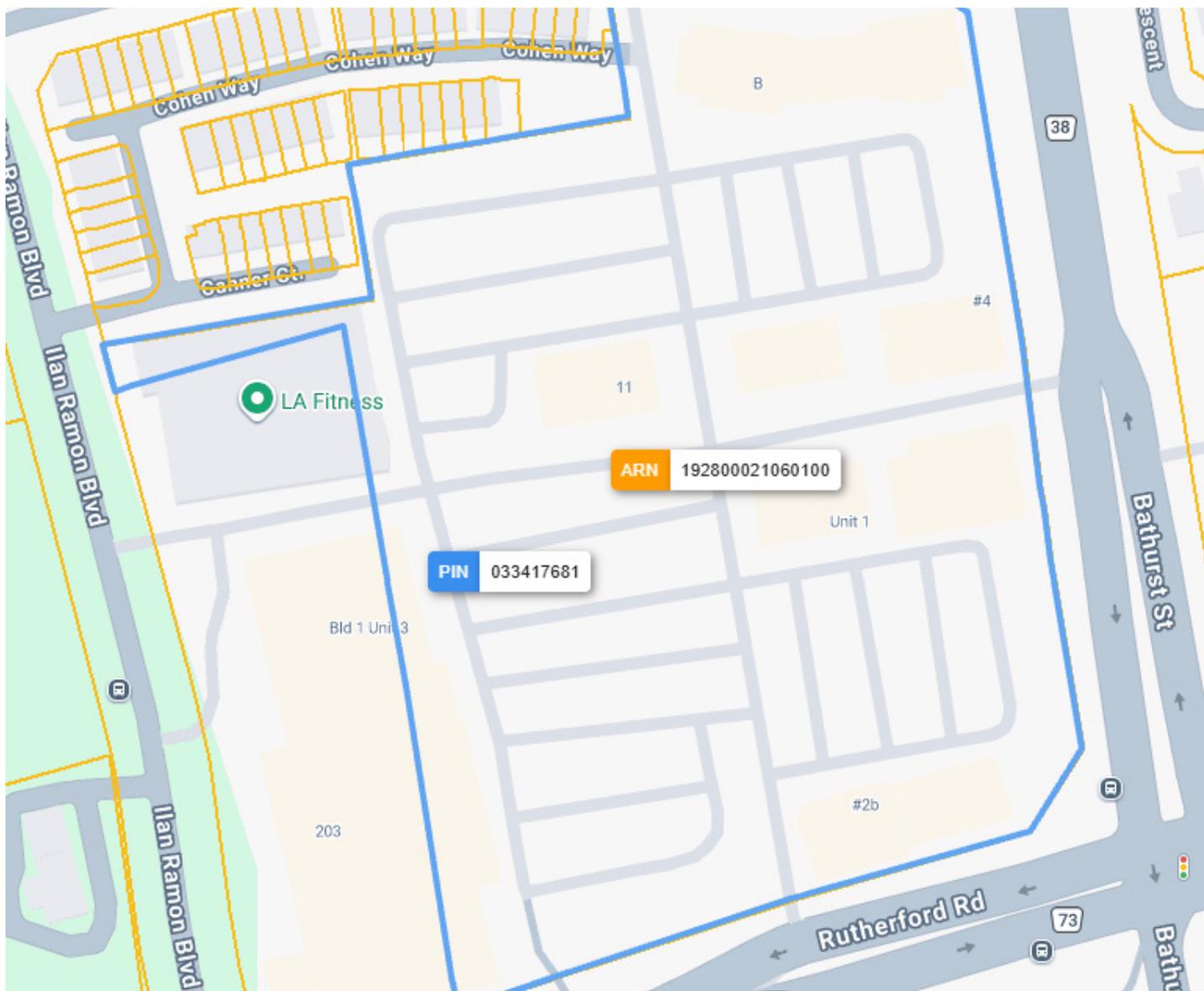


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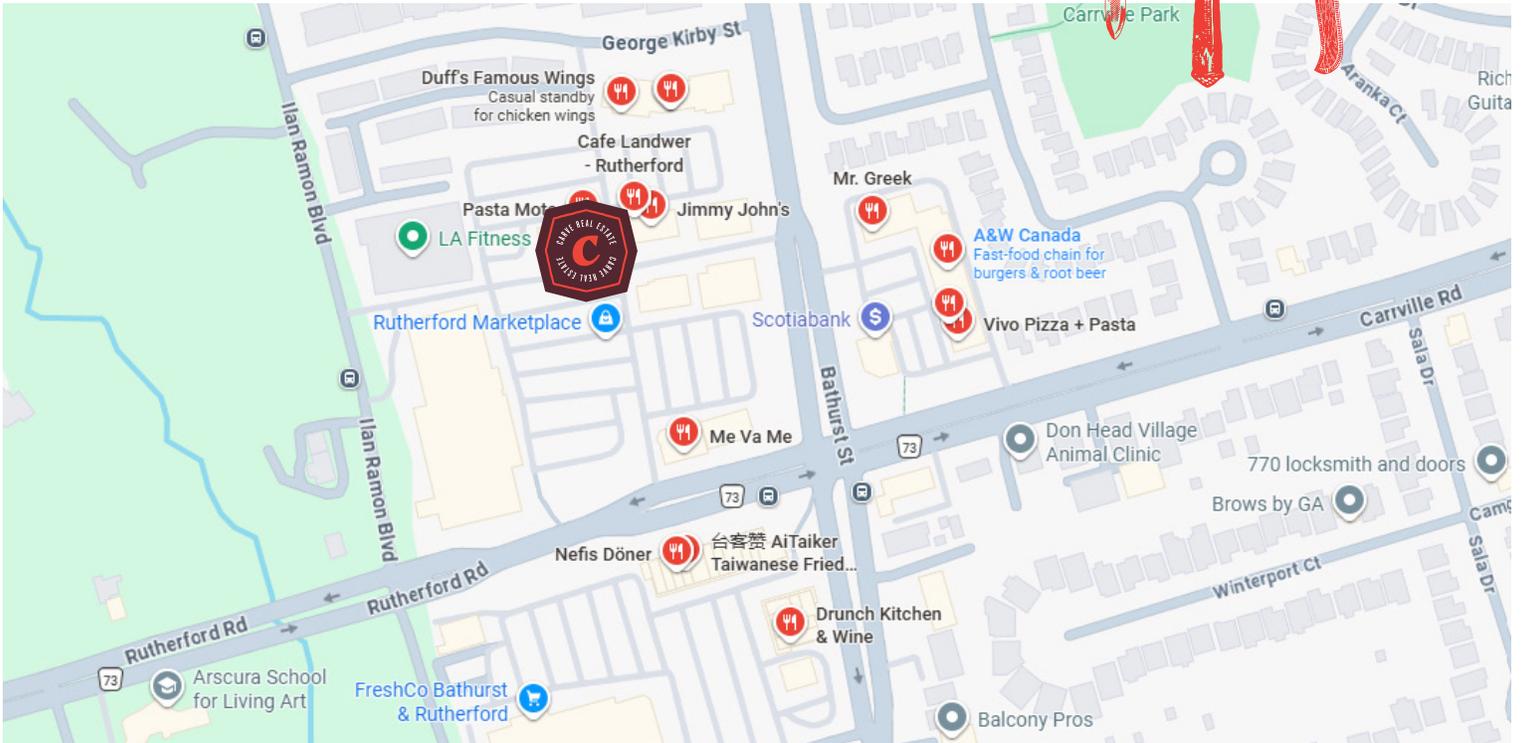
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## BUILDING DETAILS

This COBS Bread franchise is part of a nationally recognized brand, offering a proven bakery and quick-service concept with strong appeal to local customers. The location benefits from an established customer base and the reputation of a trusted bakery franchise, providing a competitive advantage in the Vaughan market.

The facility itself is purpose-built for commercial bakery operations, featuring 200-amp 3-phase electrical service, a concrete pad, and a steel roof structure. These features allow for the installation of heavy equipment and ensure efficient, long-term operation in a durable and reliable space.

**Property Details:** Positioned within Rutherford Marketplace, the property enjoys high visibility and accessibility, surrounded by offices, retail, and residential developments. The combination of an established franchise, well-designed bakery infrastructure, and a prime location makes this an attractive opportunity for an owner looking to operate in a thriving, high-traffic area.

### LOT SIZE

**Frontage:**

303.45 ft along Bathurst St

**Depth:**

Approximately 542.80 ft

**Dimensions:**

88.18 ft x 171.57 ft x 45.42 ft x 151.75 ft x 303.45 ft x 54.99 ft x 80.17 ft x 92.87 ft x 111.44 ft x 121.66 ft x 257.42 ft x 122.84 ft x 247.02 ft x 43.34 ft x 215.21 ft x 624.84 ft x 542.80 ft

**Perimeter:**

3,274.28 ft

**Size:**

464,882.08 ft<sup>2</sup> (10.672 ac)

**Lot Measurement Accuracy:**

LOW



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