



**FOR SALE**

**190 HARWOOD AVE S, AJAX**

**\$119,000**

**\$5,241 Gross Rent**

**2,000 Sq Ft**

**Quick Service Restaurant**

## SRI ASWINS KITCHEN

Popular South Indian restaurant opportunity offering flexibility to continue with the existing concept, operate with training, or rebrand into a different cuisine or franchise. The business may be converted into almost any restaurant concept, with the exception of Mexican food, making it a versatile option for a wide range of operators.

The restaurant is located at Harwood and Highway 401 within a very busy plaza that benefits from strong visibility and over 100 on-site parking spaces. The space measures approximately 2,000 sq ft and is efficiently laid out with a take-out counter and seating for 16 customers, ideal for both dine-in and takeout-focused operations.

The lease is extremely attractive at \$5,241 gross per month including TMI and water, with a long remaining term of 9 + 5 + 5 years. The kitchen is equipped with a large 12-ft hood, one walk-in fridge, and extensive equipment and leaseholds, including catering chattels. Please do not go direct or speak to staff or ownership.

**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 LOCATIONS:



### SUSHI SHOP

- QSR Sushi Franchise
- 1,184 Sq Ft
- \$6,599 Gross Rent
- Licensed for 30



### ODD BURGER

- Quick Service Restaurant QSR
- 1,200 Sq Ft
- \$4,449 Gross Rent
- Seating for 16



### ASMERA

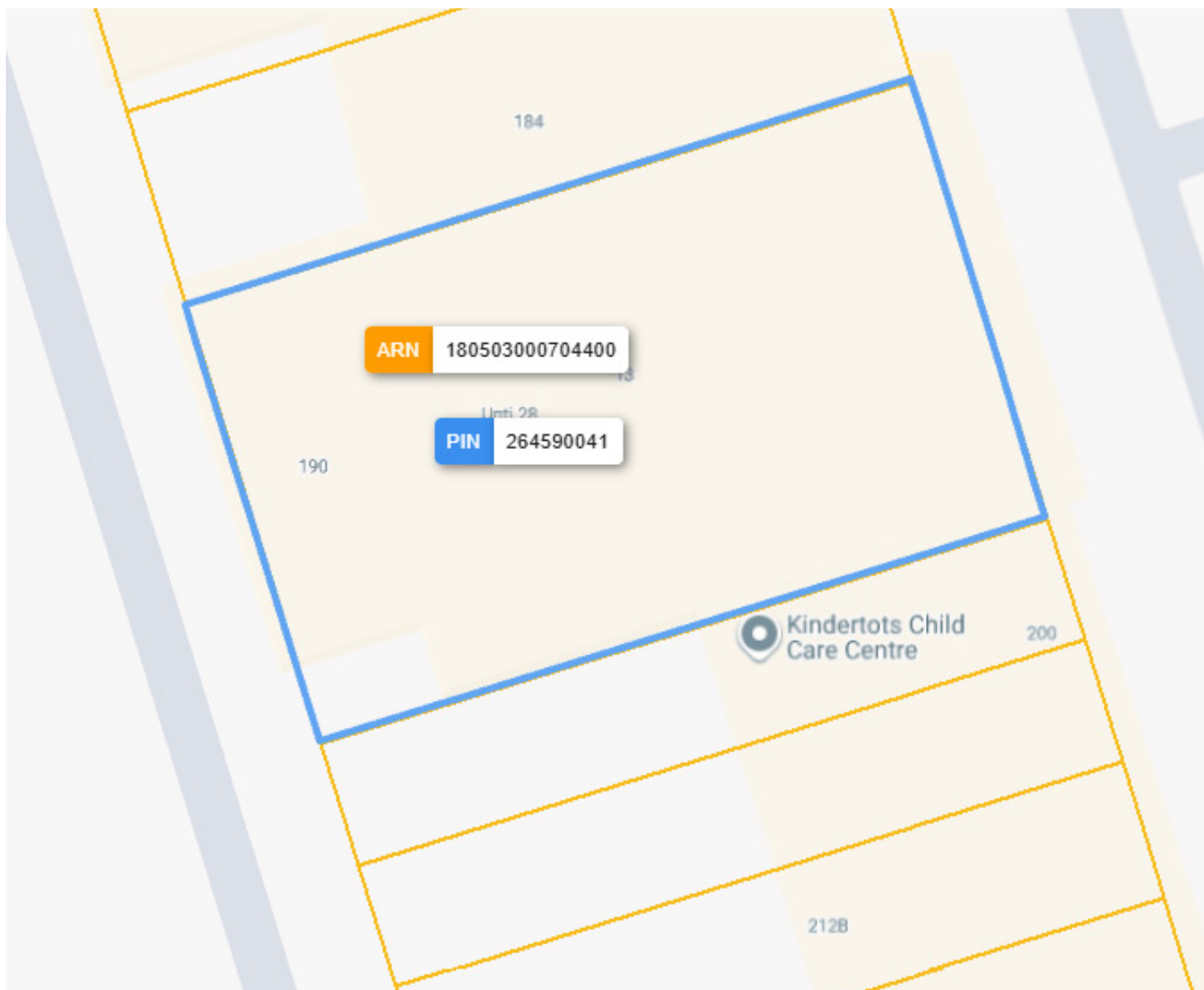
- Licensed Restaurant with Patio
- 1,900 Sq Ft
- \$7,544 Gross Rent
- Licensed for 65 + 20 Patio



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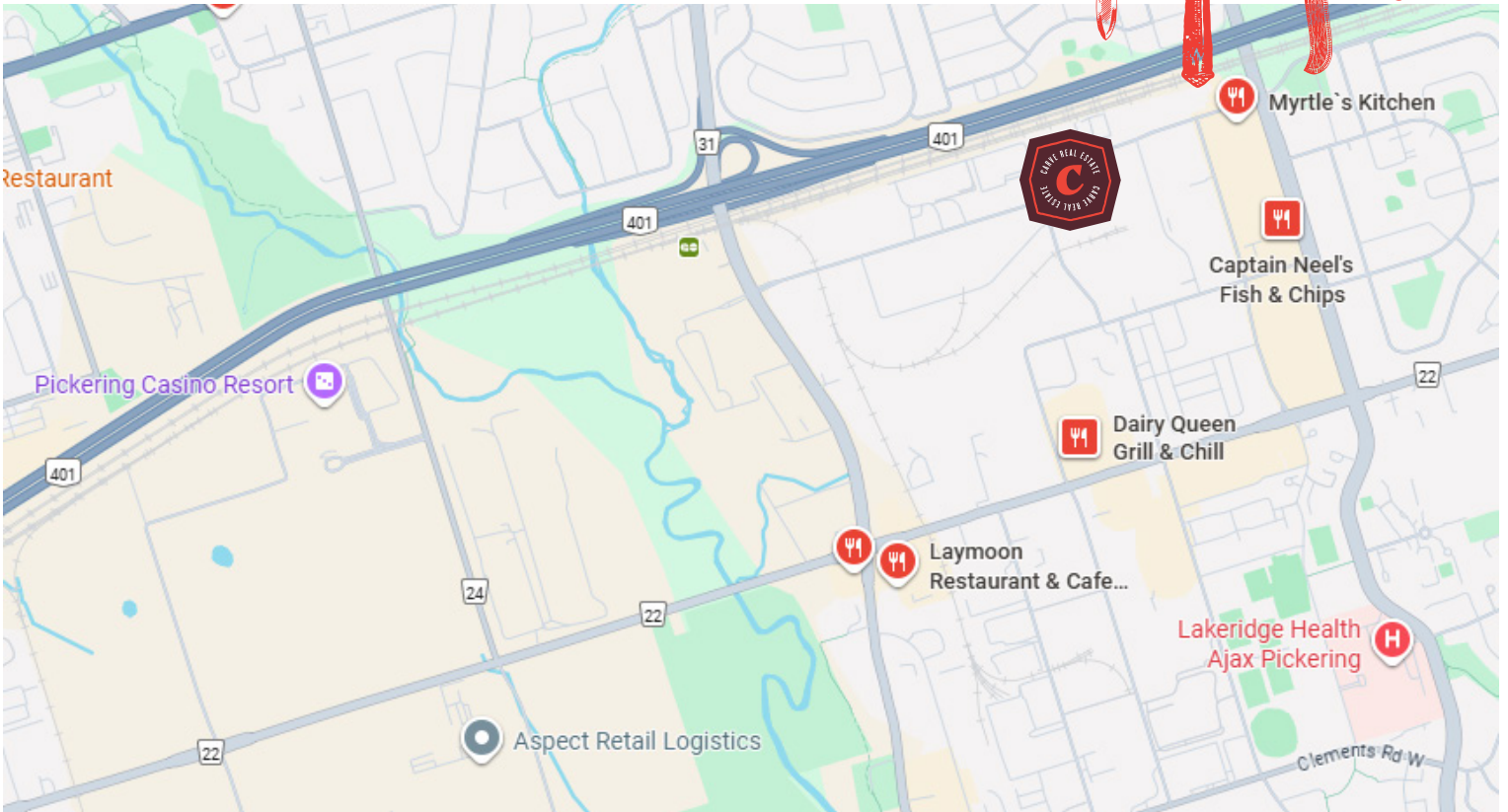
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## BUILDING DETAILS

This location sits in a highly desirable area of Ajax at Harwood Avenue and Highway 401, one of the town's busiest commercial corridors. The surrounding area is characterized by strong daytime population, constant vehicular traffic, and excellent accessibility from the highway, making it a proven destination for food, service, and retail users. The busy plaza environment and ample parking further support consistent customer flow throughout the day.

The space features an ideal buildout for virtually any type of quick service restaurant. While the existing equipment is set up for Indian and Desi cuisine, the layout and infrastructure can easily accommodate a wide range of concepts. There are very few restrictions within the plaza, allowing operators flexibility to introduce new brands or cuisines alongside a solid tenant mix and nearby office users.

**Property Details:** The unit is supported by 200-amp 3-phase power and is well suited for takeout and delivery-focused operations. Its central location provides an excellent delivery radius throughout Ajax and across central Durham, making it especially attractive for operators looking to maximize off-premise sales.

### LOT SIZE

**Frontage:**  
90.09 ft along Harwood Ave S

**Depth:**  
Approximately 149.98 ft

**Perimeter:**  
479.00 ft

**Dimensions:**  
149.93 ft x 90.09 ft x 149.98 ft x 90.09 ft

**Size:**  
13,497.93 ft<sup>2</sup> (0.310 ac)

**Lot Measurement Accuracy:**  
LOW



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