



**FOR SALE**

**8630 WOODBINE AVE, MARKHAM**

**\$799,000**

**\$10,088 Gross Rent**

**2,100 Sq Ft**

**Breakfast Franchise**

## SUNSET GRILL

Profitable and high performing franchise of Sunset Grill located at the busy intersection of Woodbine Avenue and Highway 7 in Markham. This established breakfast and lunch restaurant sits in a very active commercial plaza just minutes from Highway 404 and benefits from excellent visibility, strong surrounding businesses, and approximately 100 parking spaces for customers. The restaurant is known for its consistent sales, loyal customer base, and strong performance within the system.

The space features a modern buildout completed in 2018 with a spacious 2,100 sq. ft. layout designed for efficient service and comfortable dining. The kitchen is fully equipped with a large 14 ft commercial hood and two walk-ins (1 fridge + 1 freezer), providing excellent capacity for the high-volume breakfast concept that the brand is known for. Full support and training will be provided by head office pending franchisor approval, with royalties of 5% + 1%.

Lease rate of \$10,088 Gross Rent including TMI with a long lease term of 3 + 5 + 5 + 5 years remaining, providing stability for future ownership. This is an excellent opportunity to acquire a strong franchise in one of the busiest and most desirable commercial corridors in the area. Please do not go direct or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.

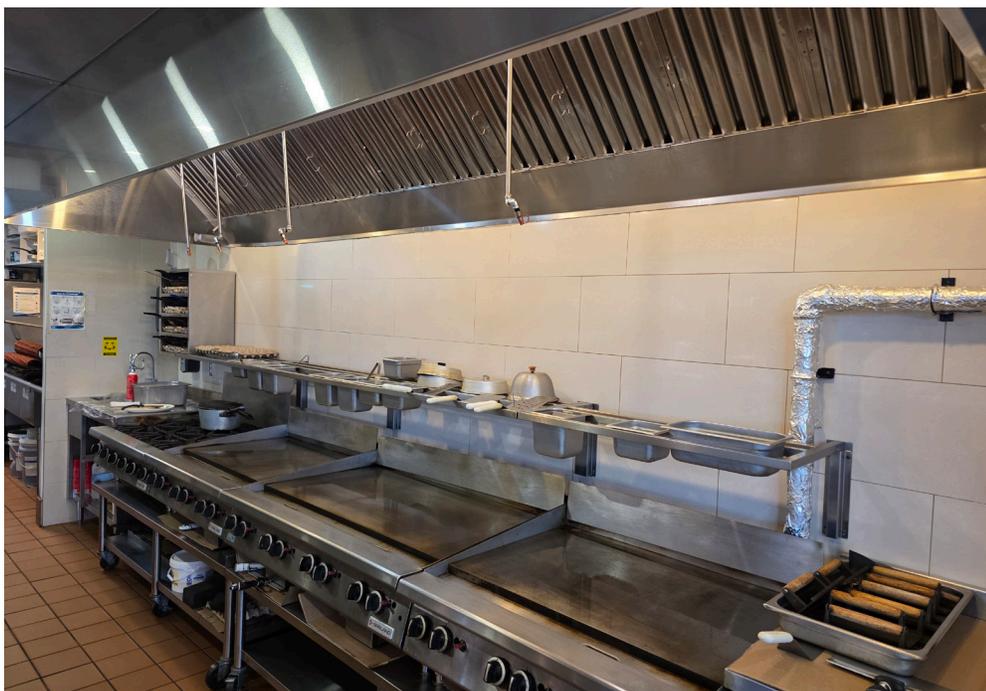
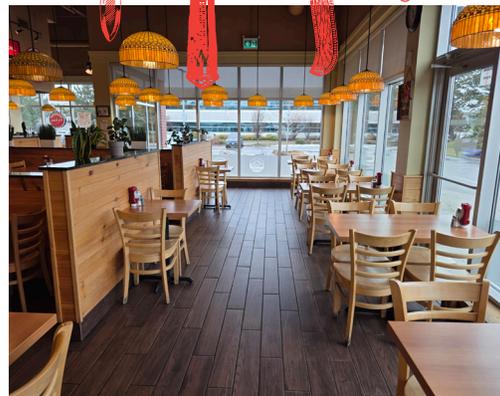


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## OTHER LISTINGS:



### SUNSET GRILL VAUGHAN

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



### BOMBAY FRANKIES

- Quick Service Restaurant QSR
- 1,483 Sq Ft
- \$6,590 Gross Rent
- Seating for 16



### NAPOLI BITE

- Quick Service Restaurant QSR
- 1,192 Sq Ft
- \$3,894 Gross Rent
- Seating for 16

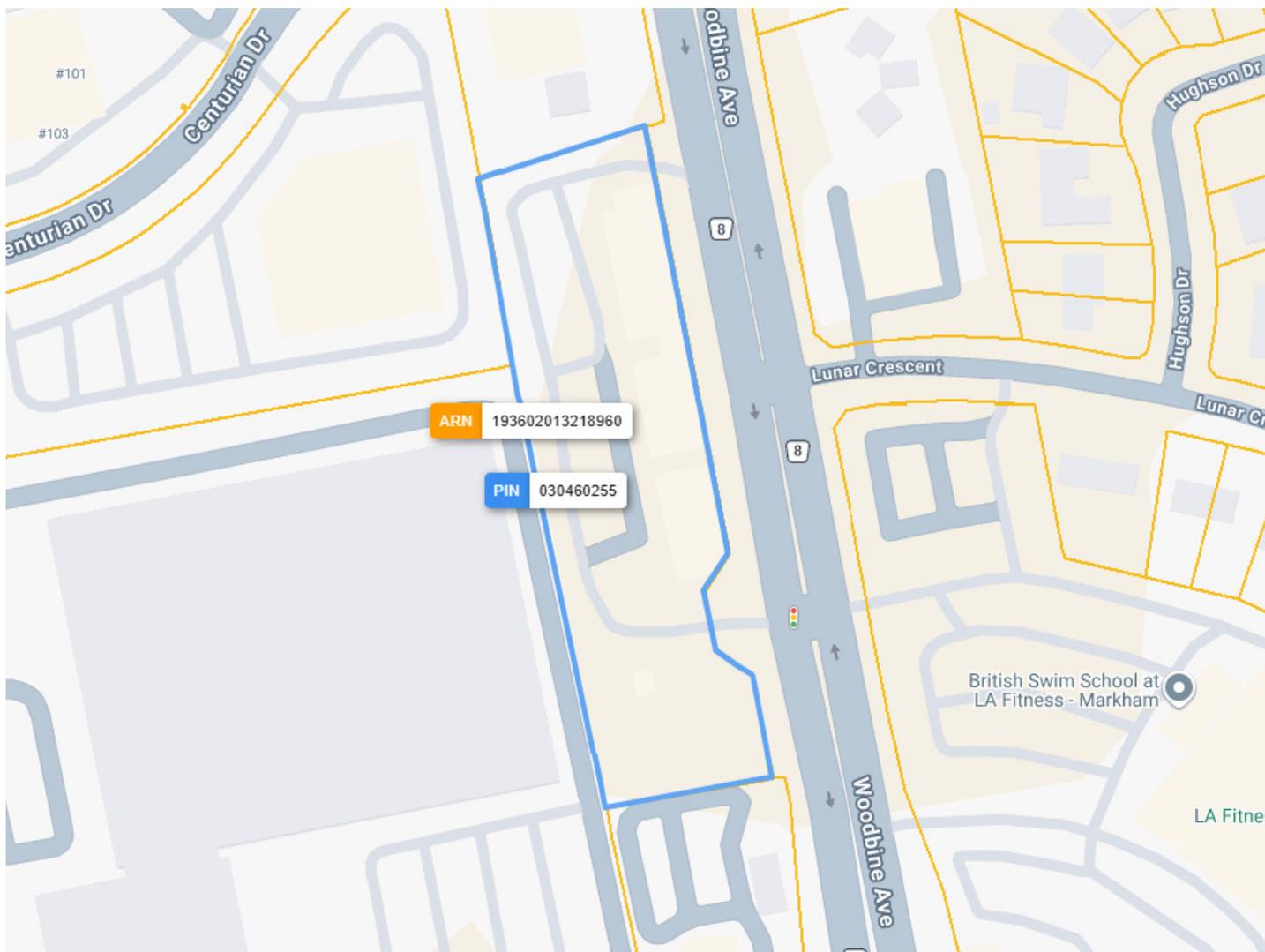


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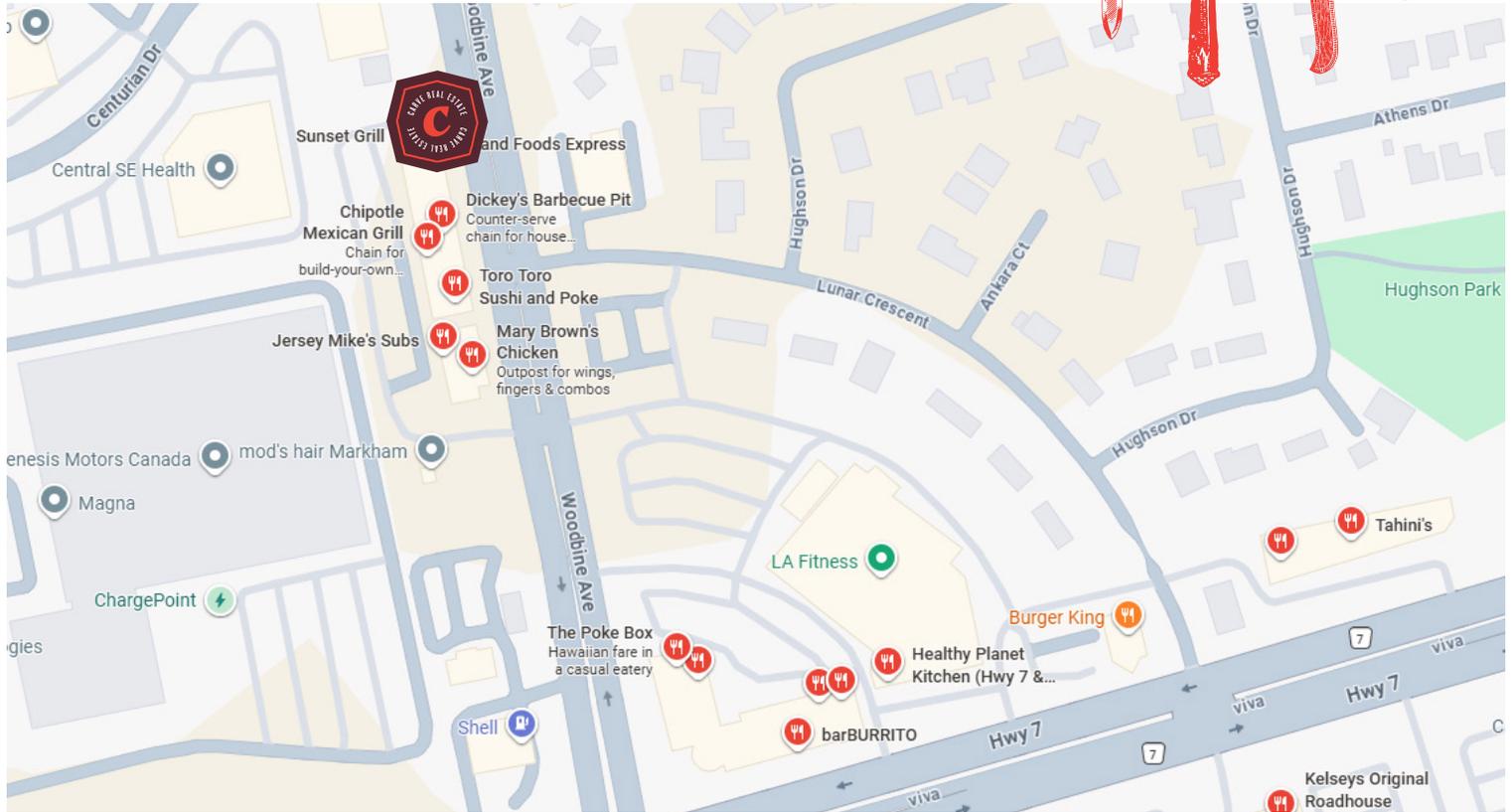
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## BUILDING DETAILS

Founded in 2005, Sunset Grill has grown into one of Canada's most recognized breakfast and lunch franchises. Known for its fresh cracked eggs, classic breakfast menu, and bright dining rooms, the brand has built a loyal following across Ontario. With a simple and efficient operating model and strong franchise support, it continues to be a popular choice for restaurant operators.

This location sits in the thriving commercial corridor of Markham near Woodbine Avenue and Highway 7, just minutes from Highway 404. The area is surrounded by major retail plazas, office buildings, and dense residential neighbourhoods that generate steady breakfast and lunch traffic throughout the week.

Markham is one of the fastest growing and most affluent municipalities in the Greater Toronto Area with strong household incomes and a diverse population. Continued residential and commercial development in the area keeps bringing new customers and professionals to the neighbourhood, supporting well-established restaurant brands like Sunset Grill.

### LOT SIZE

#### Frontage:

685.04 ft along Woodbine Ave

#### Depth:

Approximately 200.68 ft

#### Dimensions:

181.11 ft x 249.73 ft x 413.34 ft x  
175.38 ft x 106.73 ft x 46.44 ft x  
63.05 ft x 46.44 ft x 450.22 ft

#### Size:

118,241.44 ft<sup>2</sup> (2.714 ac)

#### Lot Measurement Accuracy:

LOW



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