



**FOR SALE**

**380 ERAMOSA RD, GUELPH**

**\$199,000**

## CHEF'S DOOR PREMIUM SHAWARMA

Shawarma quick service restaurant (QSR) location available for rebranding into a different concept, cuisine, or franchise. Currently operating as a well-known premium shawarma business, this is a clean and modern setup with excellent infrastructure already in place. Ideal for a variety of food concepts including QSR, takeout, or hybrid dine-in operations with strong existing layout and flow.

Great 1,522 Sq Ft space with seating for 30 and an efficient open concept kitchen that maximizes both customer experience and operational functionality. Strong buildout includes a 10-ft commercial hood, double stack pizza oven, and 2 walk-ins (1 + 1) offering flexibility for different menus and production needs. Ample on-site parking for 100 vehicles makes this an easy-access destination for customers and delivery drivers alike.

Located in a busy area of Guelph with strong surrounding commercial activity and consistent traffic. Attractive lease rate of \$5,132 Gross Rent including TMI with 3 + 5 years remaining, making this a turnkey opportunity with manageable occupancy costs. Please do not go direct or speak to staff or ownership.

**\$5,132 Gross Rent**

**1,522 Sq Ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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This document is not meant to solicit existing listings. (12.2002).

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## OTHER LOCATIONS:



### HOLY SHAKES REXDALE

- Quick Service Restaurant QSR
- 1,568 Sq Ft
- \$7,522 Gross Rent
- Seating for 20



### MALATA

- Quick Service Restaurant QSR
- 1,304 Sq Ft
- \$4,557 Gross Rent
- Seating for 10



### HOLY SHAKES BRAMPTON

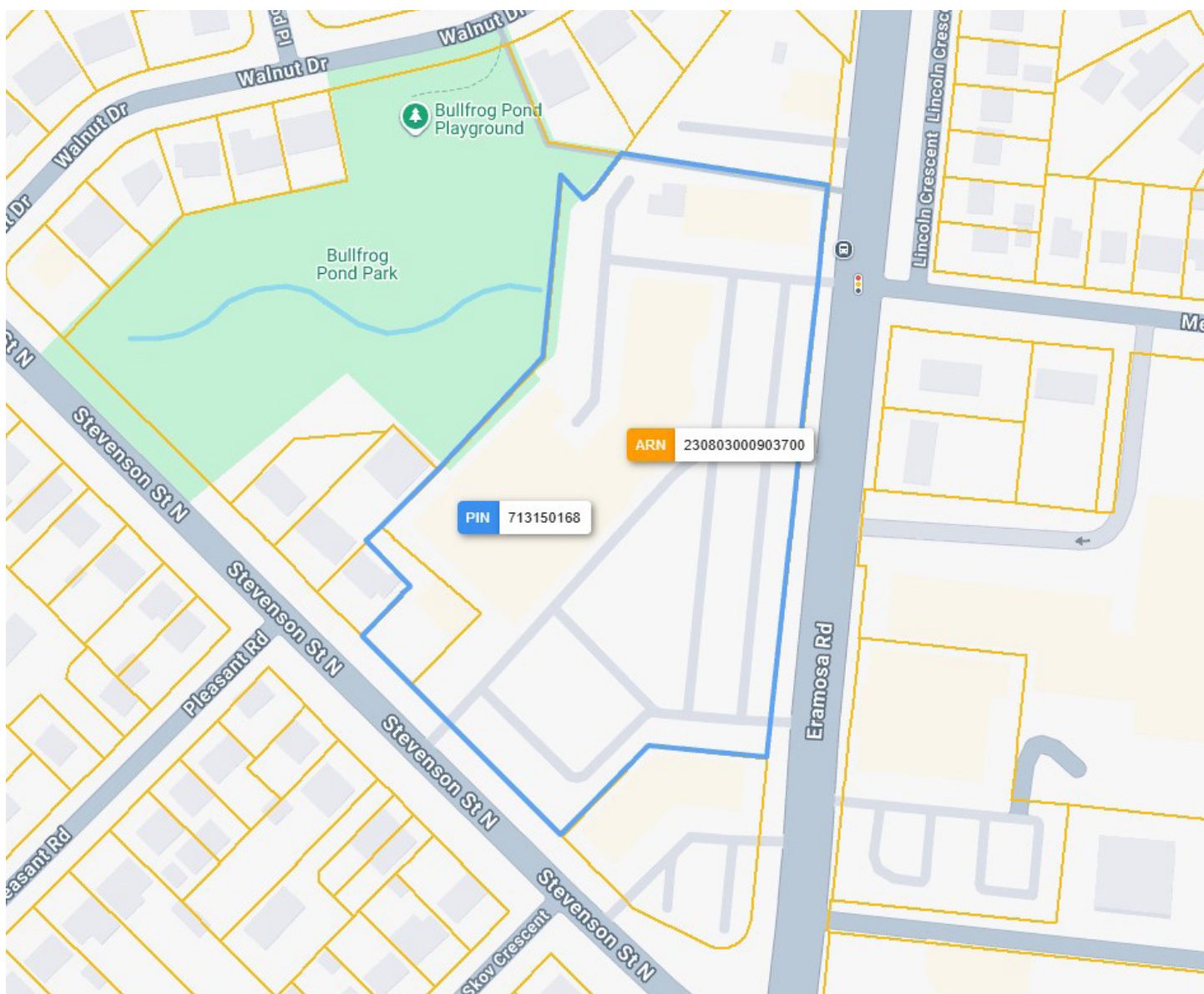
- Quick Service Restaurant QSR
- 1,490 Sq Ft
- \$5,666 Gross Rent
- Seating for 12



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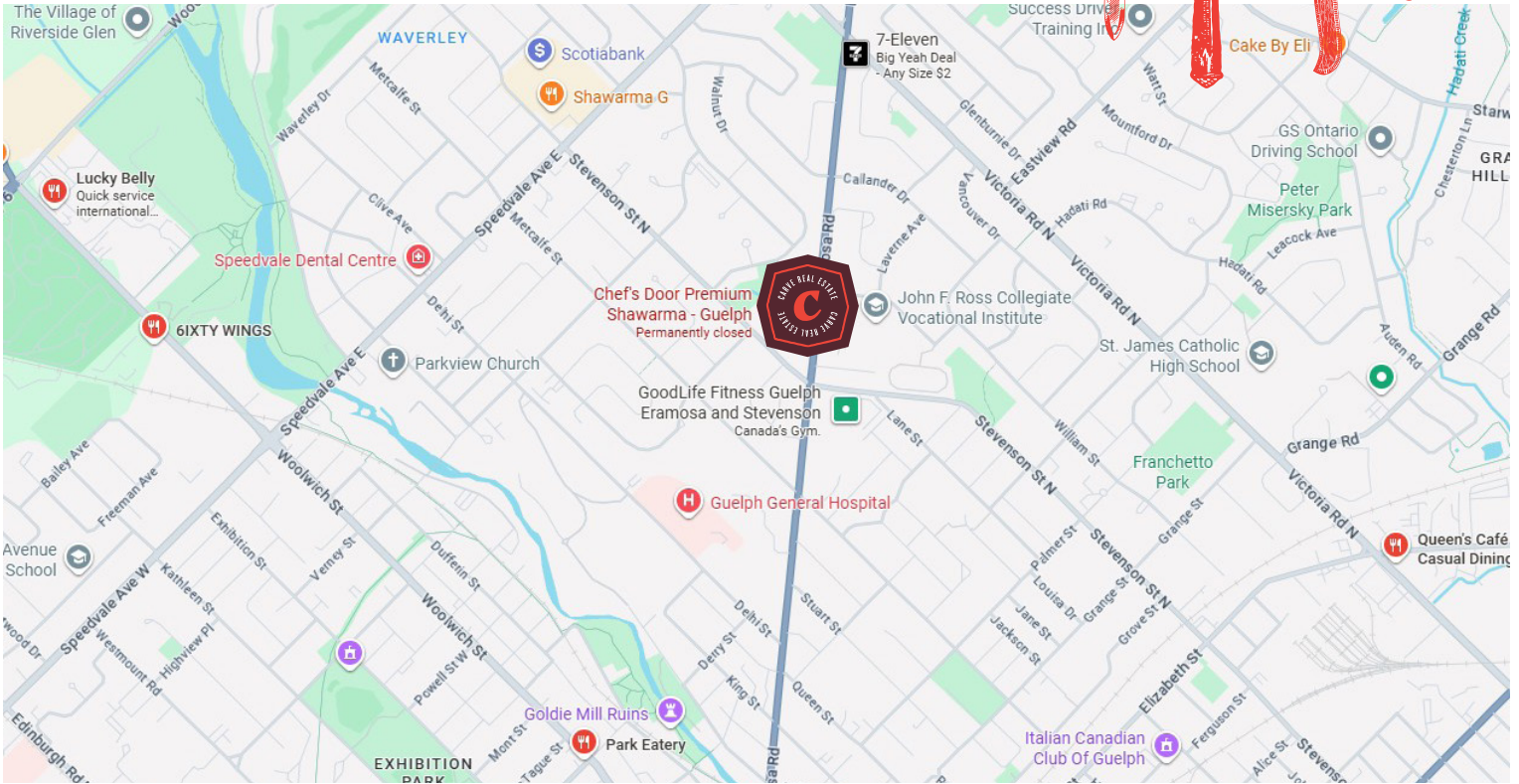
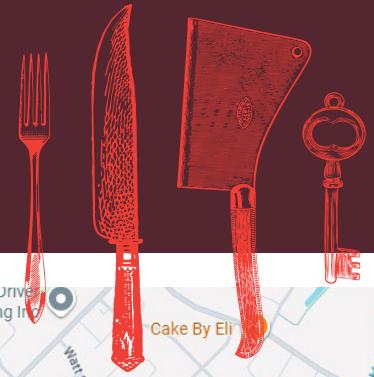
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## BUILDING DETAILS

Excellent location in a busy commercial plaza in Guelph with strong surrounding traffic generators and a steady flow of customers throughout the day. Situated in a high-visibility position with great frontage and signage opportunities, this unit benefits from consistent exposure and easy accessibility for both dine-in and takeout clientele.

The plaza features a strong mix of established tenants and service-oriented businesses that drive repeat traffic and create a reliable customer base. Ample parking for 100 vehicles ensures convenience and ease of access, while the surrounding residential and commercial density supports ongoing growth and demand for food service concepts.

Well-maintained building with modern construction and infrastructure suitable for a wide range of uses. This is an ideal opportunity to establish a presence in one of Guelph's busiest commercial nodes with a versatile space that can accommodate many different concepts and layouts.

### LOT SIZE

**Frontage:**

60.1 ft along Eramosa Rd

**Depth:**

Approximately 100 ft

**Dimensions:**

49.51 ft x 17.19 ft x 36.04 ft x 203.66 ft  
 x 171.45 ft x 113.42 ft x 69.99 ft x 13.14 ft  
 x 0.92 ft x 64.21 ft x 314.92 ft x 139.92 ft  
 x 133.42 ft x 641.41 ft x 233.90 ft

**Size:**

247,268.31 ft<sup>2</sup> (5.676 ac)

**Perimeter:**

2,201.44 ft

**Lot Measurement Accuracy:**

LOW



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