



FOR SALE

6262 HWY 7, VAUGHAN

\$374,000

\$5,664 Gross Rent

2,160 Sq Ft

Licensed Restaurant with Patio

CUCINETTA ITALIAN CASUAL

Cucinetta Italian Casual is now available as a franchise opportunity, with more locations on the way. This established location has delivered excellent sales and proven income over the past five years. Situated as the first build in a newer plaza on Highway 7, with Highway 427 right beside it, the site offers both visibility and accessibility. The rental rate is \$5,664 gross including TMI, with a 5 + 5 + 5 + 5 year lease term remaining.

The restaurant is fully licensed with seating for 40 inside and 20 on the patio. The production kitchen is well equipped with a 13-ft commercial hood, pizza ovens, and two walk-in coolers. Excellent signage opportunities include both unit and pylon exposure.

This location boasts outstanding sales of 1.2 million and growing. Franchise terms include royalties of 6% flat, with full training provided pending franchisor approval. 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).

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OTHER LOCATIONS:



SUNSET GRILL

- Profitable & modern Sunset Grill franchise
- 2,200 Sq Ft
- \$9,734 Gross Rent
- Seating for 110



MUSE EVENT SPACE

- Thriving, fully licensed event venue
- 4,500 Sq Ft
- \$9,115 Gross Rent
- Licensed for 146



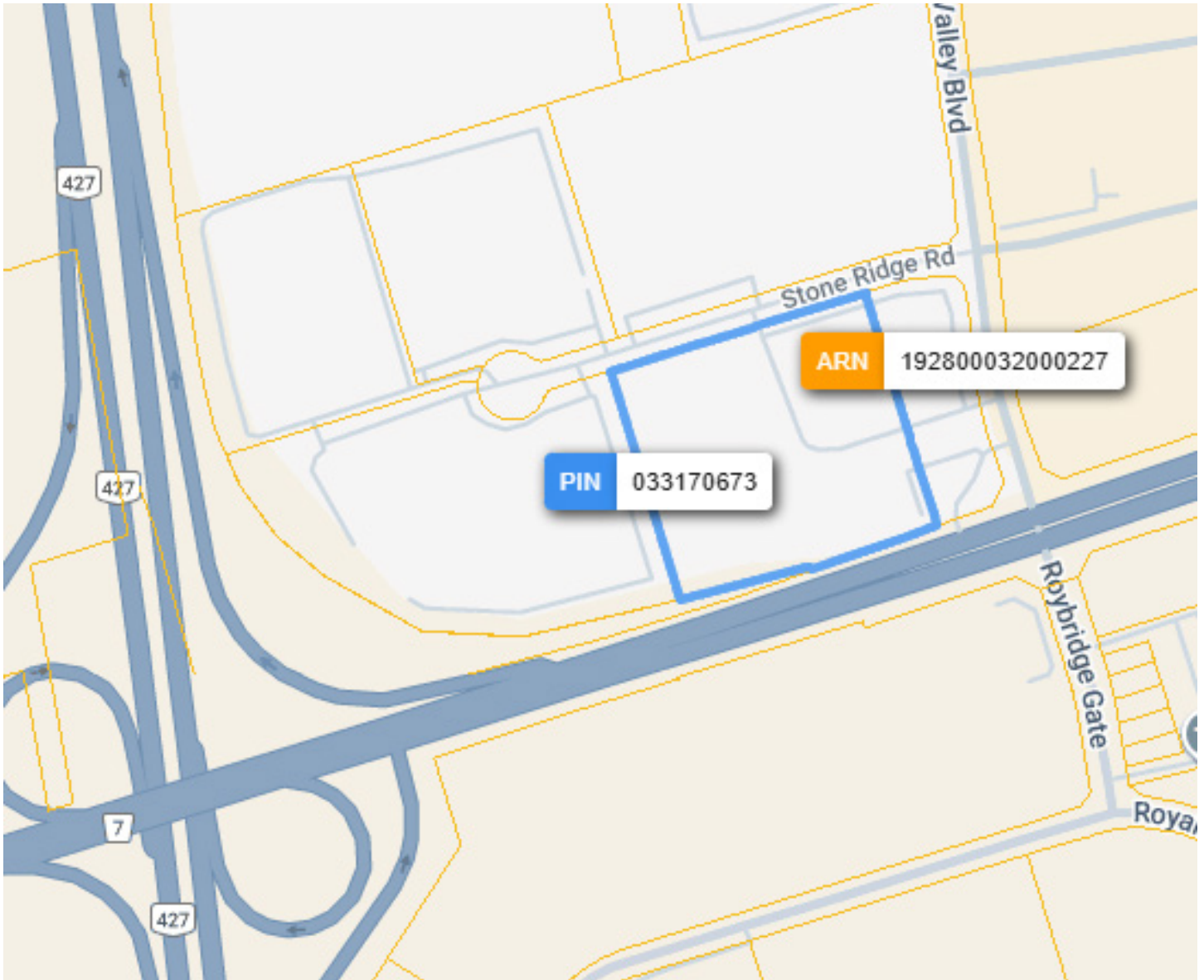
CHEFFRY'S ARTISANAL BISTRO

- Gorgeous bistro in the Junction Triangle
- 2,599 Sq Ft
- \$12,045 Gross Rent
- Licensed for 68 + 28 Patio



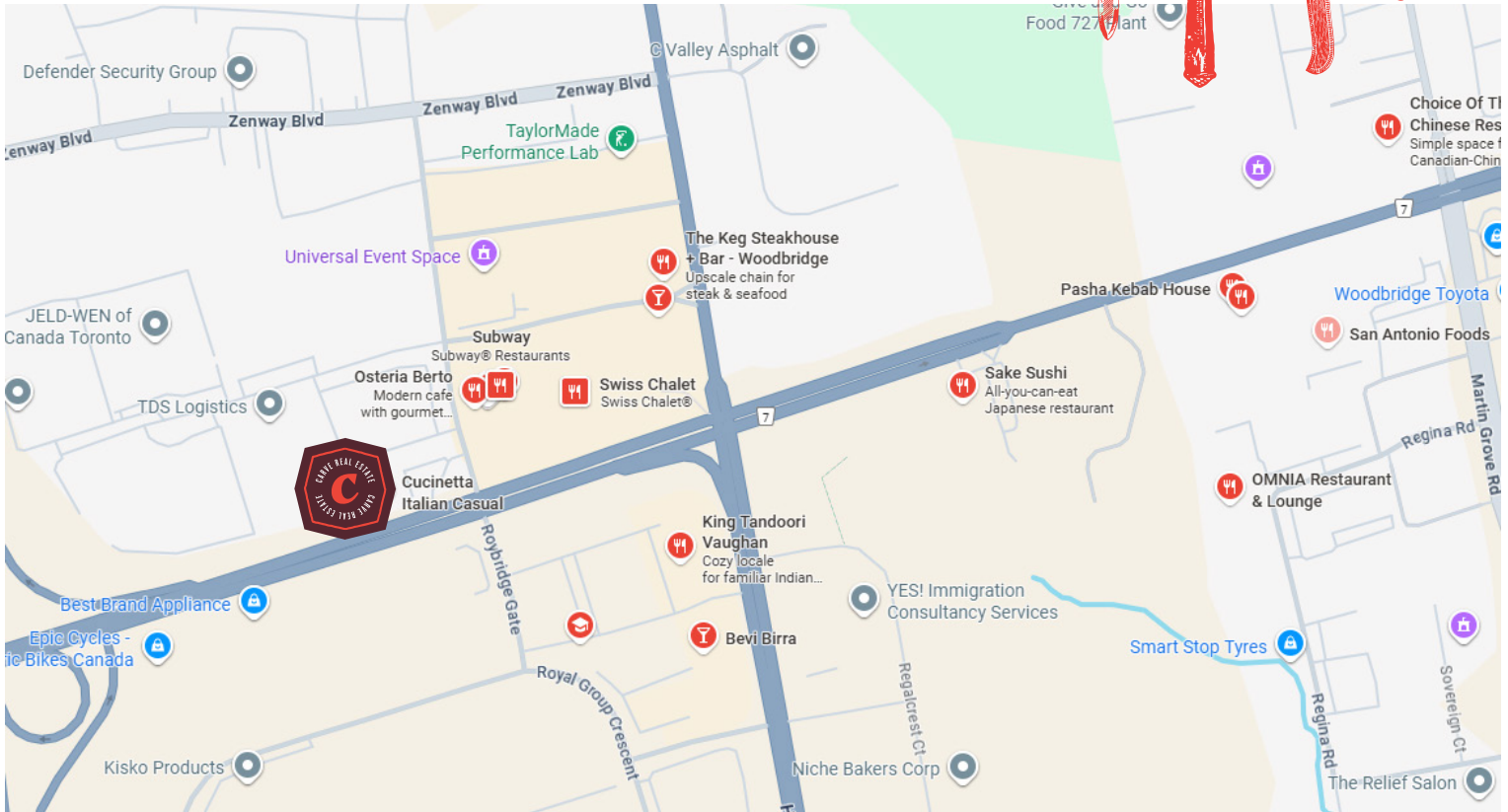
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BUILDING DETAILS

This restaurant was built from a vanilla shell in a newer plaza on Highway 7 and features modern construction with concrete pad and steel roof, eliminating basement concerns. The unit is equipped with 200-amp 3-phase power, high ceilings, and large windows that bring in plenty of natural light. A shaded, private patio adds to the appeal for guests.

Property Details: Inside, the layout is both attractive and functional, highlighted by a large bar that makes service efficient and easy to staff. The production kitchen is designed to handle the restaurant at full capacity while also supporting a sizable catering operation, making it versatile and capable of multiple revenue streams.

The location is surrounded by a strong mix of industrial, commercial, and residential density, with a major highway directly beside the site for excellent accessibility and exposure.

LOT SIZE

Frontage:

691.87 ft along Hwy 7

Depth:

Approximately 630 ft

Dimensions:

630.76 ft x 691.87 ft x 616.14 ft x
348.17 ft x 9.34 ft x 343.11 ft

Size:

436,809.83 ft² (10.028 ac)



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