



**FOR SALE**

**975 W RIDGE BLVD, ORILLIA**

**\$149,000**

**\$6,700 Gross Rent**

**1,631 Sq Ft**

**QSR for Rebranding**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## QSR FOR REBRANDING

Excellent turnkey QSR opportunity in Orillia, located just off Highway 12 in a busy commercial plaza with strong co-tenants. Currently operating as a Shawarma franchise, this space is available for rebranding to suit a variety of concepts and cuisines.

The well-designed 1,631 sq ft layout is optimized for low labour costs, making it ideal for streamlined operations. Key features include an 8-foot commercial hood and a functional kitchen setup ready for immediate use.

Take advantage of a competitive gross rent of \$6,700 (including TMI) with a favourable lease term of 4 + 5 + 5 years. This high-traffic plaza offers excellent visibility and ample parking, making it a prime location for your next business. Please do not go direct or speak to staff or ownership.



**RYAN EARL, Broker and Founder**

416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://carverestate.com)

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

This document is not meant to solicit existing listings. (12.2002).

# carve REAL ESTATE



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## OTHER LOCATIONS:



### TAHINI'S - CHURCH

- Quick Service Restaurant (QSR)
- 1,150 Sq Ft
- \$9,000 Gross Rent
- Seating for 8



### TAHINI'S - COLLEGE

- Quick Service Restaurant (QSR)
- 1,150 Sq Ft
- \$8,700 Gross Rent
- Seating for 6



### TAHINI'S - BLOOR

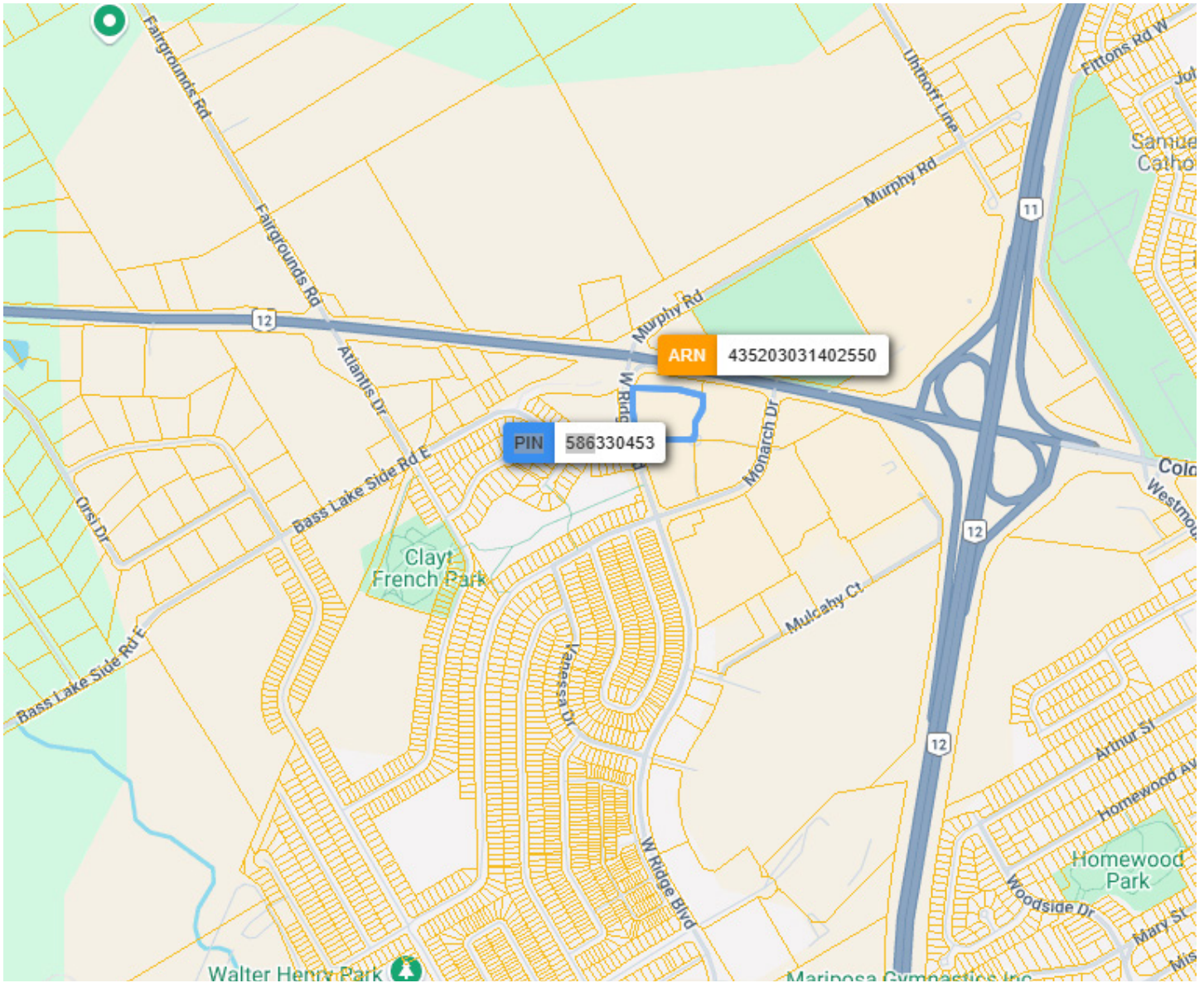
- Franchise
- 1,150 Sq Ft
- \$6,200 Gross Rent
- Seating for 16



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416-618-0054 | ryan@carverestate.com  
carverestate.com

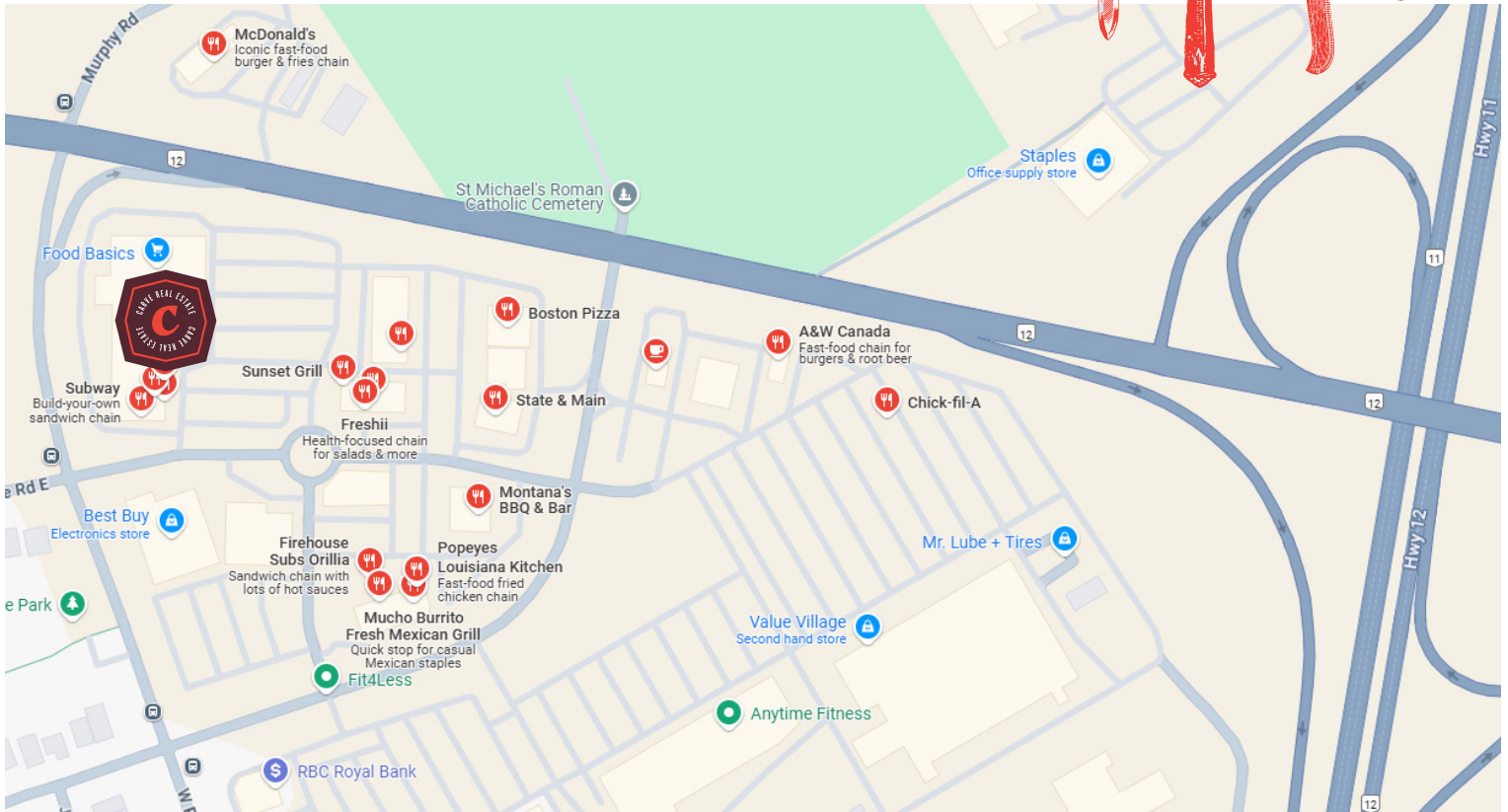
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## BUILDING DETAILS

This is a modern buildout in a new plaza with high ceilings, 200-amp 3-phase power, concrete pad construction. Easy to maintain and completely up to code for the franchisor's new locations.

The sales are established there are profits on top of salary for ownership. Southeast facing with tons of morning light and seating for 30. Built to be easy to operate and staff with an open concept kitchen and lots of prep area in the back.

**Property Details:** Located in a very busy plaza that features well over 100 parking spaces. There is a cloverleaf intersection for Highway 11 that is literally a 1 minute drive from the store with lots of residential surrounded the box store plaza.

### LOT SIZE

**Frontage:**

320.19 ft along W Ridge Blvd

**Depth:**

Approximately 501.15ft

**Dimensions:**

180.72 ft x 320.43 ft x 320.19 ft  
 x 0.99 ft x 29.77 ft x 24.04 ft x  
 21.38 ft x 13.19 ft x 188.31 ft x  
 6.82 ft x 198.93 ft x 333.32 ft

**Size:**

167,131.08 ft<sup>2</sup>(3.837 ac)



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