



**FOR SALE**

**599 MAIN ST W, PORT COLBORNE**

**\$789,000**

**\$6,227 Gross Rent**

**1,700 Sq Ft**

**QSR Burger Franchise**

## A&W RESTAURANTS

High-performing A&W Restaurants franchise with Drive-Thru available in Port Colborne. This established location benefits from strong brand recognition, consistent customer demand, and a prime position on a major highway. A modern restaurant built out in 2021, this is an outstanding opportunity to acquire a turnkey operation backed by one of Canada's most recognizable quick service restaurant brands.

The restaurant occupies approximately 1,700 Sq Ft and features seating for 21 guests plus a convenient Drive-Thru operation. Located within a busy commercial plaza alongside a gas station and other complementary businesses, the site offers excellent visibility, easy access, and parking for approximately 50 vehicles.

Lease rate of \$6,227 Gross Rent including TMI with an exceptional 15 + 5 + 5 years remaining. Full training and ongoing support will be provided pending franchisor approval. Royalties are 3.5% + 3.5%. A rare opportunity to acquire a modern franchise location with long-term lease security and proven operating systems already in place. Please do not go direct or speak to staff or ownership.

**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).

# Carve REAL ESTATE



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## OTHER LOCATIONS:



### A&W

- QSR Burger Franchise
- 1,500 Sq Ft
- \$14,000 Gross Rent
- Seating for 20



### COBS BREAD

- Bakery QSR Franchise
- 1,300 Sq Ft
- \$8,371 Gross Rent
- High visibility and accessibility



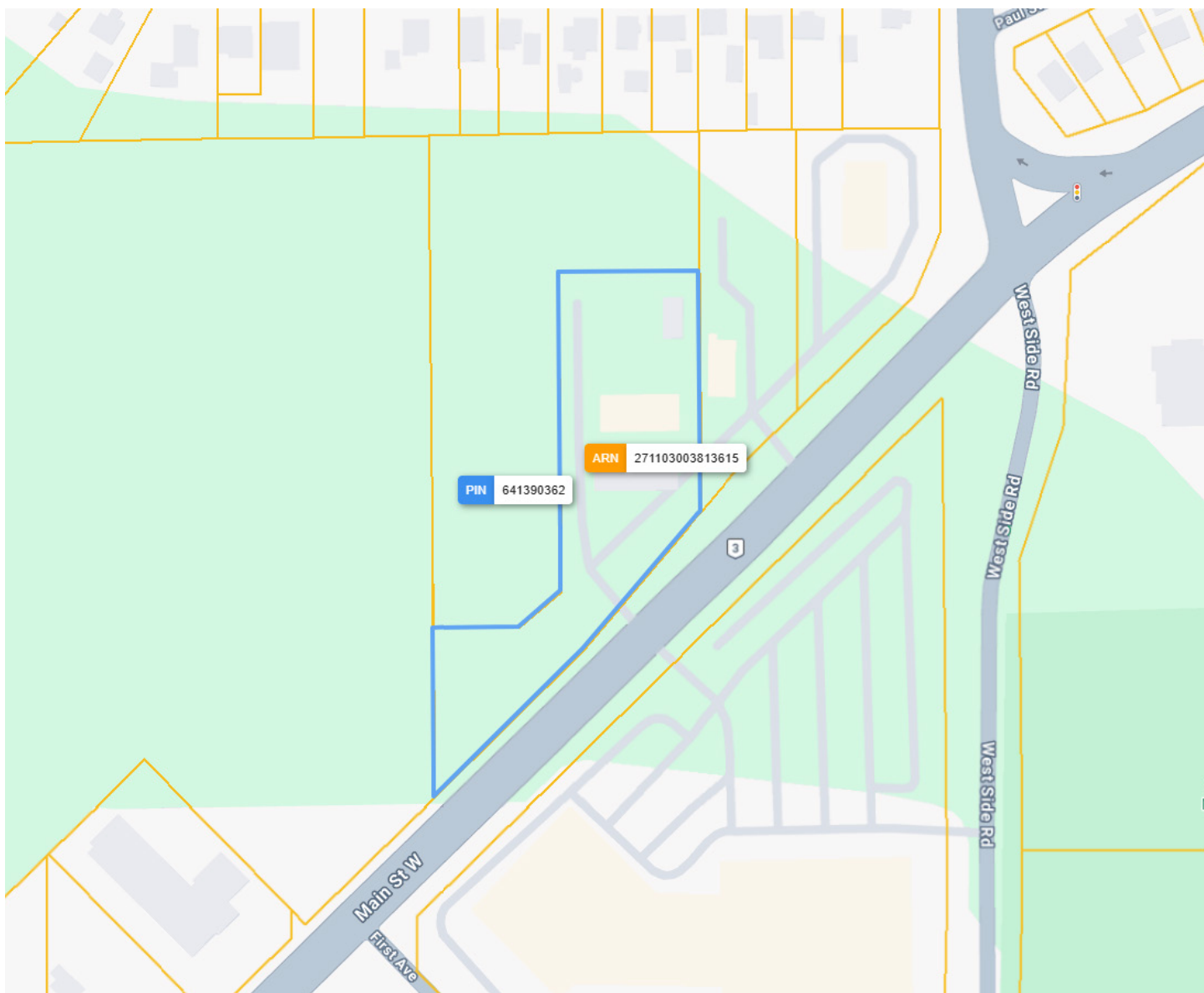
### SUNSET GRILL

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



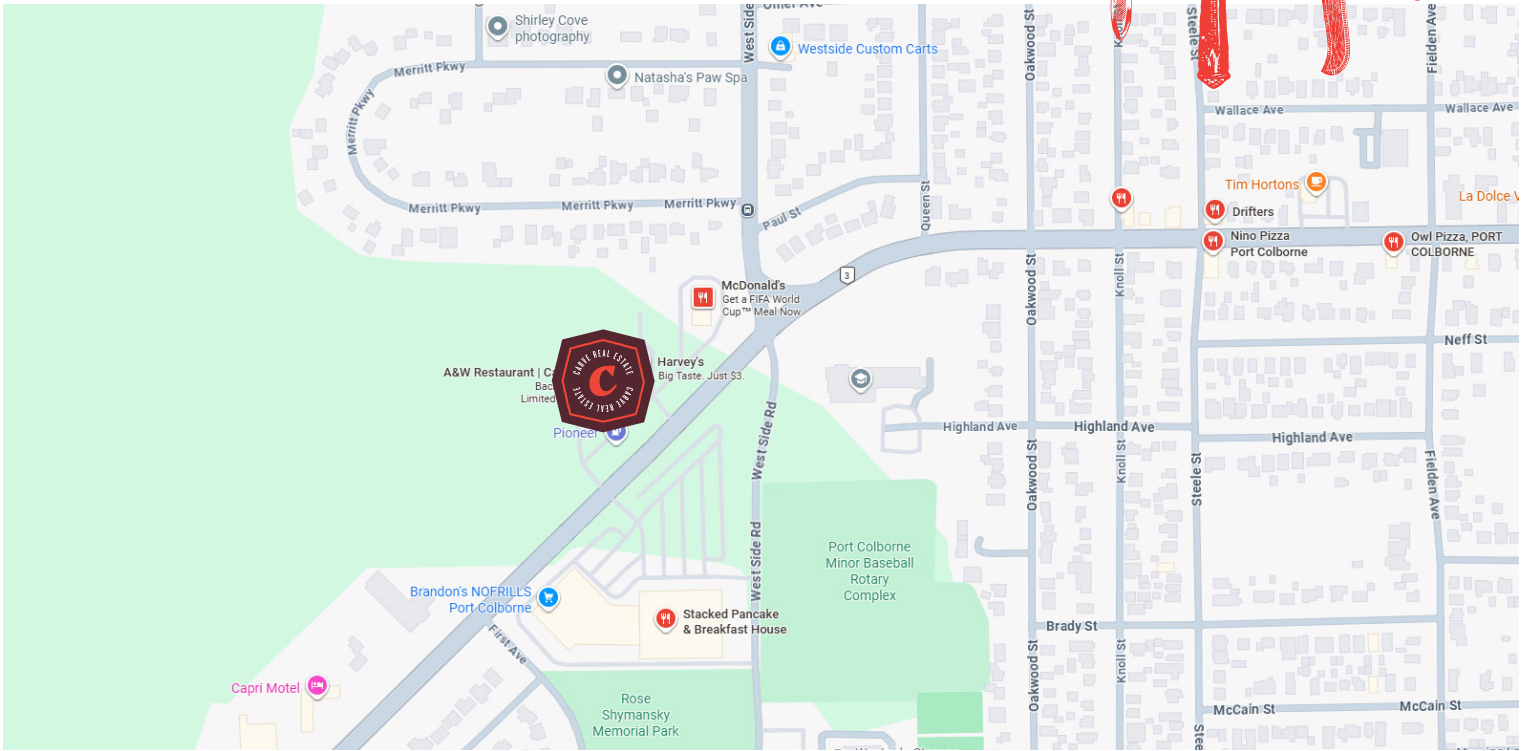
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## BUILDING DETAILS

Port Colborne continues to experience strong growth and investment, attracting residents, visitors, and commercial development throughout the Niagara Region. This location benefits from its position on a major highway corridor, providing excellent exposure to both local traffic and travellers moving through the area.

Situated within a busy commercial plaza anchored by a gas station and complementary retail and food service businesses, the site enjoys consistent customer traffic throughout the day. The Drive-Thru component adds significant convenience and operational flexibility while the large parking field ensures easy access for customers.

This is an ideal opportunity for an owner-operator, multi-unit franchisee, or investor seeking a proven business in a growing market. The combination of a modern 2021 buildout, long-term lease security, strong brand recognition, and a high-visibility location creates a compelling opportunity that is rarely available within the A&W system.

### LOT SIZE

**Frontage:**

509.24 ft

**Depth:**

Approximately 320.1 ft

**Dimensions:**

113.55 ft x 219.79 ft x 510.55 ft x  
312.20 ft x 183.16 ft x 416.12 ft x  
72.17 ft

**Perimeter:**

1,827.43 ft

**Size:**

101,256.01 ft<sup>2</sup> (2.325 ac)

**Lot Measurement Accuracy:**

LOW



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