



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.



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OTHER LOCATIONS:



CRABBY JOES

- Sports Bar Franchise
- 4,500 Sq Ft
- \$13,183 Gross Rent
- Licensed for 216 + 70 on Patio



COBS BREAD

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



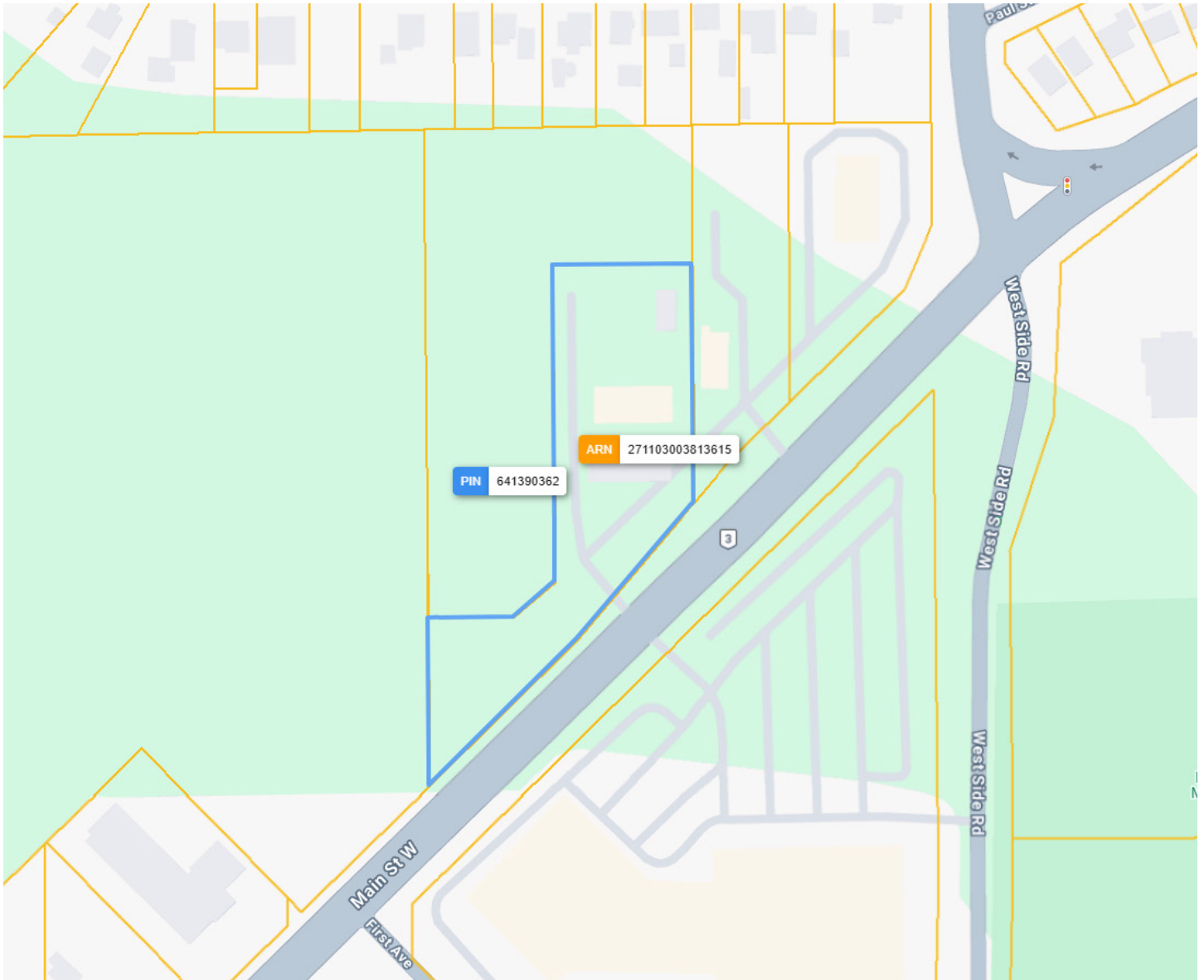
SUNSET GRILL

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



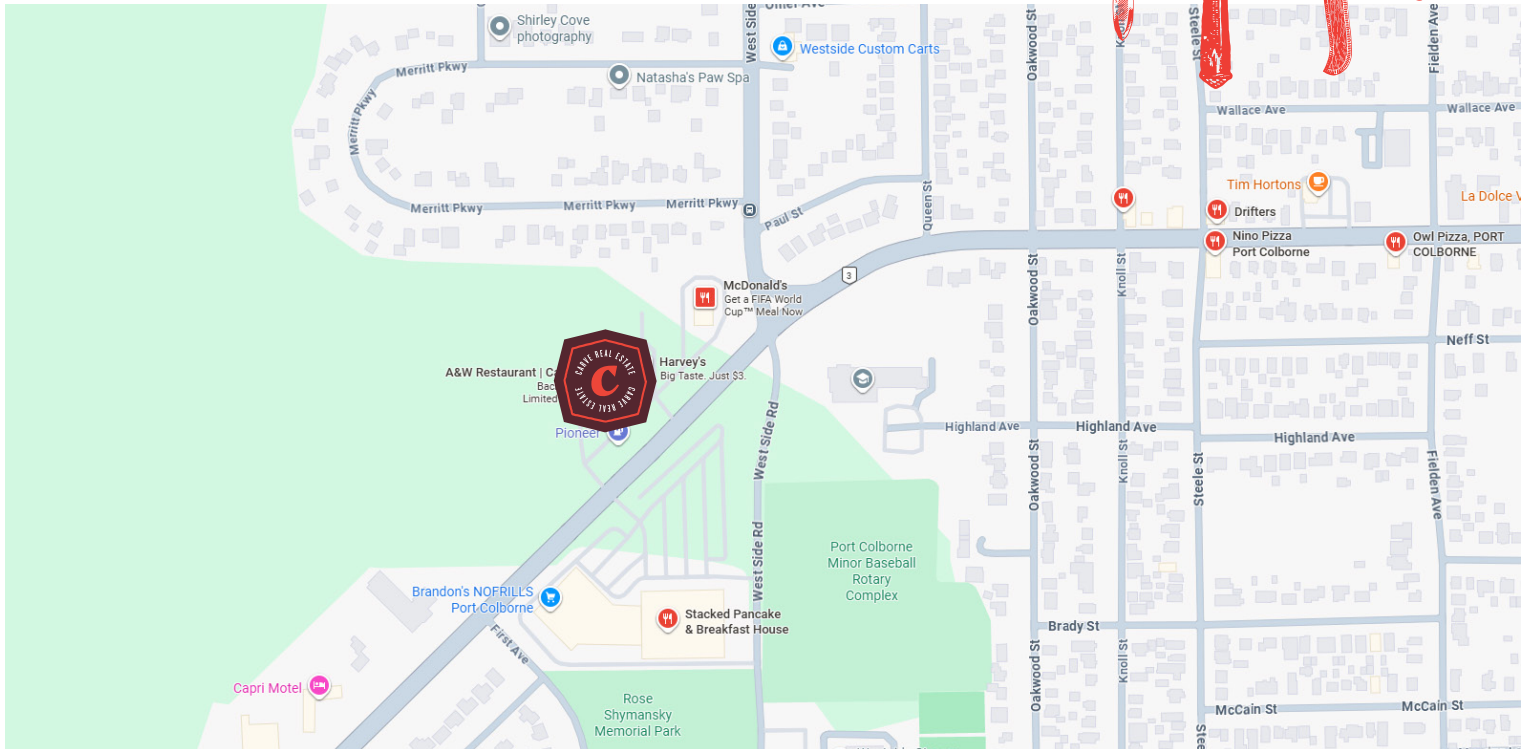
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BUILDING DETAILS

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 ft² (2.325 ac)

Lot Measurement Accuracy:

LOW



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