



FOR SALE

10 MANITOU DR, KITCHENER

\$149,000

\$9,530 Gross Rent

2,080 Sq Ft

QSR Franchise

QDOBA MEXICAN EATS

Qdoba Mexican Eats is a booming American franchise with over 800+ locations in North America that is just getting started in the Canadian market. This is a premium franchise that is a direct competitor to Chipotle in the US and it boasts excellent sales and income for ownership. Not your typical burrito/Mexican franchise, this brand has outstanding sales at its locations that far exceed its Canadian competitors.

This location is a very popular area right off the highway and services the south of Kitchener, Waterloo and Cambridge. The property is in the Fairway Plaza among AAA tenants like LCBO, TD Bank, Food Basics + Dollarama. Excellent location expertly laid out for QSR.

2,080 sq ft space with Gross Rent of \$9,530 including TMI with 4 + 5 + 5 remaining. Full support and training from head office pending franchisor approval. Great business for a hands on owner. Please do not go direct or speak to staff or ownership. Rent incentive may be available to a qualified buyer.

READY FOR SECONDS?

Call me to discuss this listing today.

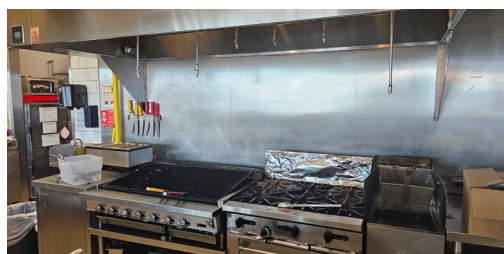
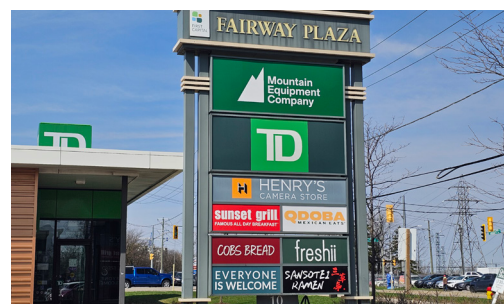


RYAN EARL, Broker and Founder

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



FRESH RECOGNITION



**USA TODAY 10
BEST FAST-
CASUAL
RESTAURANTS**

Ranked #1 six years in a row



**ENTREPRENEUR
FRANCHISE 500**

Ranked 5 years in a row



**FRANCHISE
TIMES TOP 400**

2024, 2023, 2022



**QSR TOP 50
BRANDS**

2022, 2021, 2020



**ENTREPRENEUR
TOP FOOD
FRANCHISES**

2022, 2021



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OTHER LOCATIONS:



FRESHII

- Health QSR Franchise
- 1,137 Sq Ft
- \$6,460 Gross Rent
- Licensed for 18 + 30 on patio



TAHINI'S

- QSR Franchise
- 1,150 Sq Ft
- \$6,200 Gross Rent
- Proven and established sales



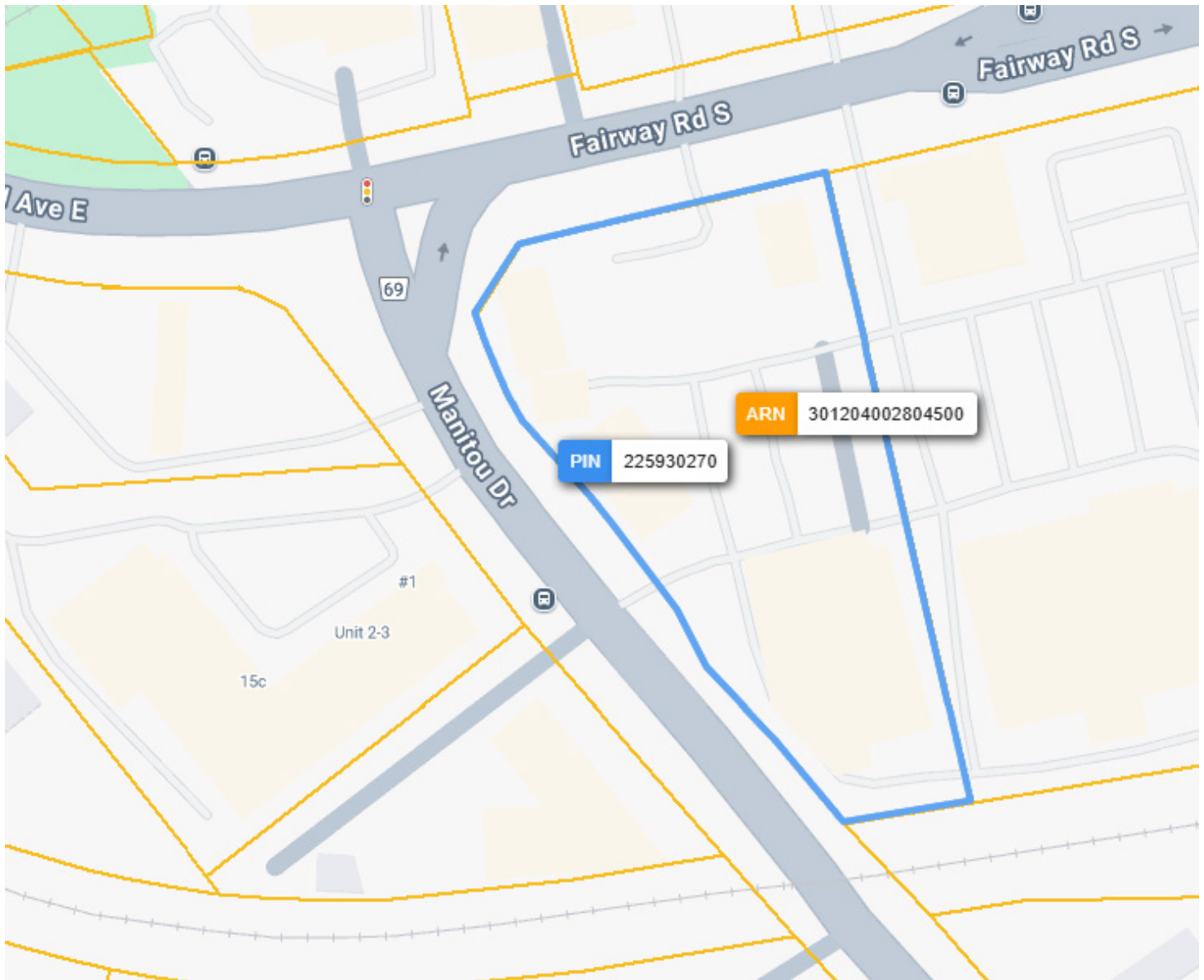
A&W

- QSR Franchise
- 2,100 Sq Ft
- \$10,000 Gross Rent
- Constant foot traffic, students, & tourists all year



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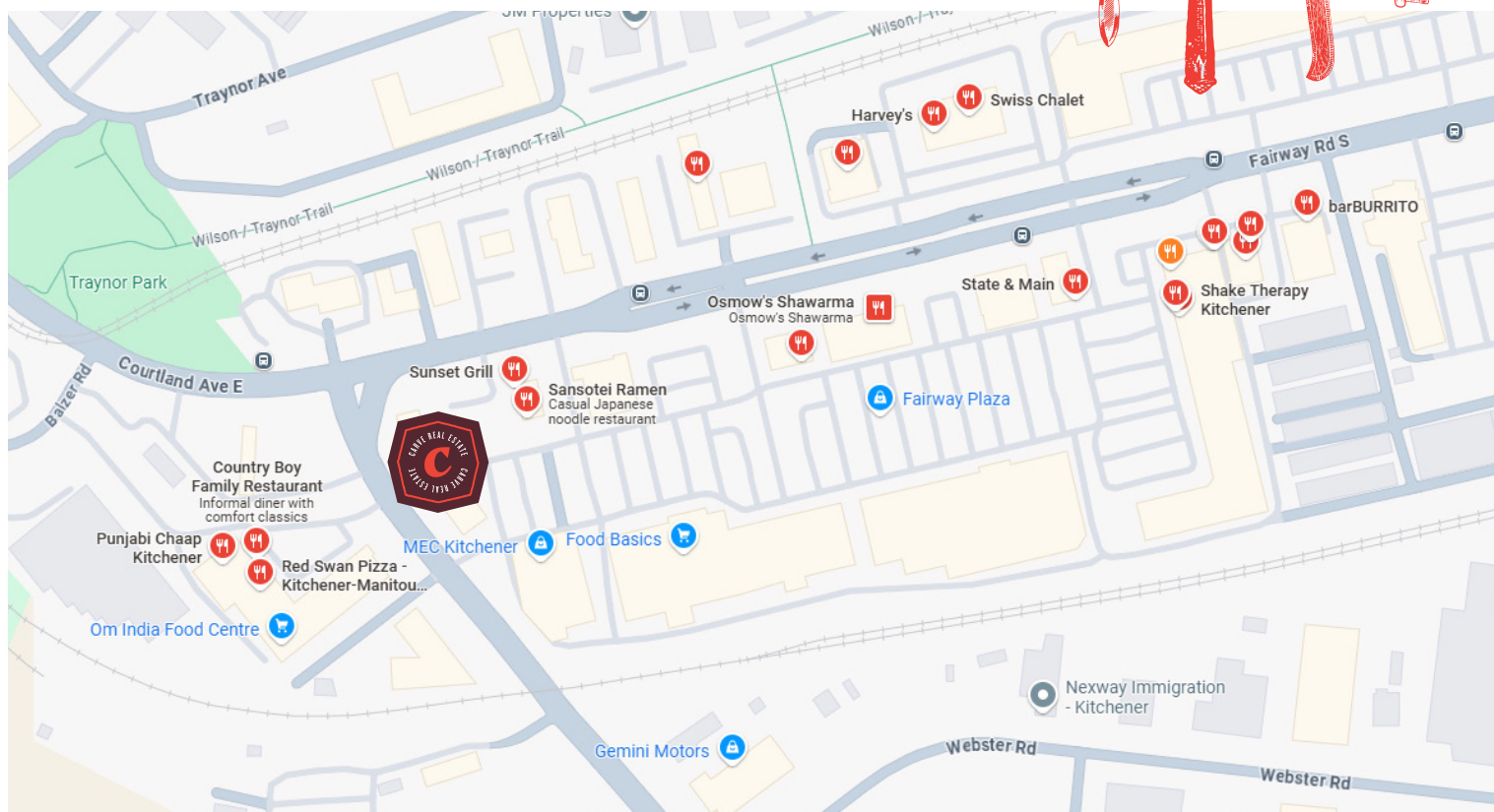
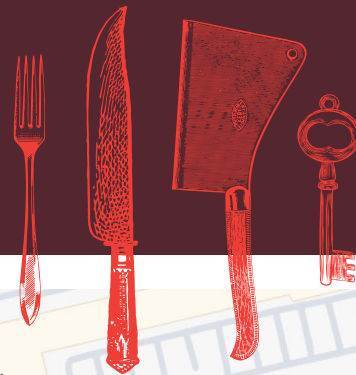


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BUILDING DETAILS

Spacious corner unit surrounded by great tenants. A modern buildout, in business since 2018. Bright space with lots of windows. Wood and tile floors, subway tiles on wall. Licensed and fully outfitted, with highly visible pylon signage. Located in South Kitchener in the major business and retail hub just off Highway 401 and Highway 8 that takes you into the heart of Kitchener-Waterloo.

Located in South Kitchener in the major business and retail hub just off Highway 401 and Highway 8 that takes you into the heart of Kitchener-Waterloo. This is a very popular area right off the highway and services the south of Kitchener, Waterloo and Cambridge.

Property Details: This is a bright unit that gets a ton of light. It is a standard modern quick service restaurant buildout on a concrete pad with 3-phase power. Modern leaseholds and systems.

LOT SIZE

Frontage:
112.9 ft along Manitou Dr

Depth:
Approximately 213.94 ft

Dimensions:
562.83 ft x 276.01 ft x 71.24 ft x
102.54 ft x 213.94 ft x 56.64 ft x
180.16 ft x 112.91 ft

Size:
132,697.36 ft²



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