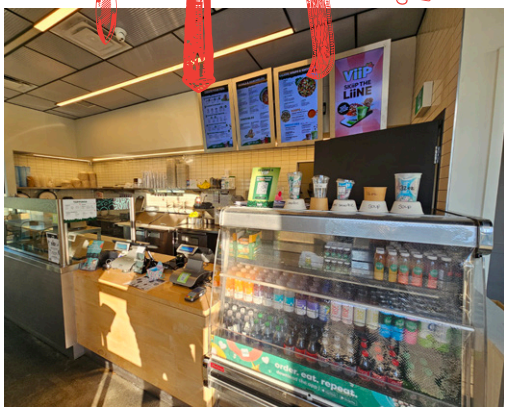
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FOR SALE

10 MANITOU DR, KITCHENER

$79,000

$6,460 Gross Rent

1,137 Sq Ft

Health QSR Franchise

FRESHII SOUTH KITCHENER

Very popular corner Freshii location in South Kitchener in the major business and retail hub just off of Highway 401 and Highway 8 that takes you into the heart of KW. This is a very popular area and a hub for restaurants that is right off of the highway and services the south of Kitchener, Waterloo and Cambridge.

This is a very modern buildout and has a ton of light with windows facing three different directions and a garage door that opens to the patio.

Lease rate of $6,460 Gross Rent that includes TMI and hydro with 4 + 5 + 5 years remaining. Full support and training from head office. Royalties of 6% + 1.5%. Seating for 18 + 30 on the patio. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.

RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverealestate.com
carverealestate.com

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

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OTHER LOCATIONS:



QDOBA MEXICAN EATS

- Excellent sales & income for ownership
- 2,080 Sq Ft
- $9,530 Gross Rent
- Seating for 40



ODD BURGER WATERLOO

- Modern menu & consistent sales
- 1,000 Sq Ft
- $4,500 Gross Rent
- 100+ parking spaces nearby



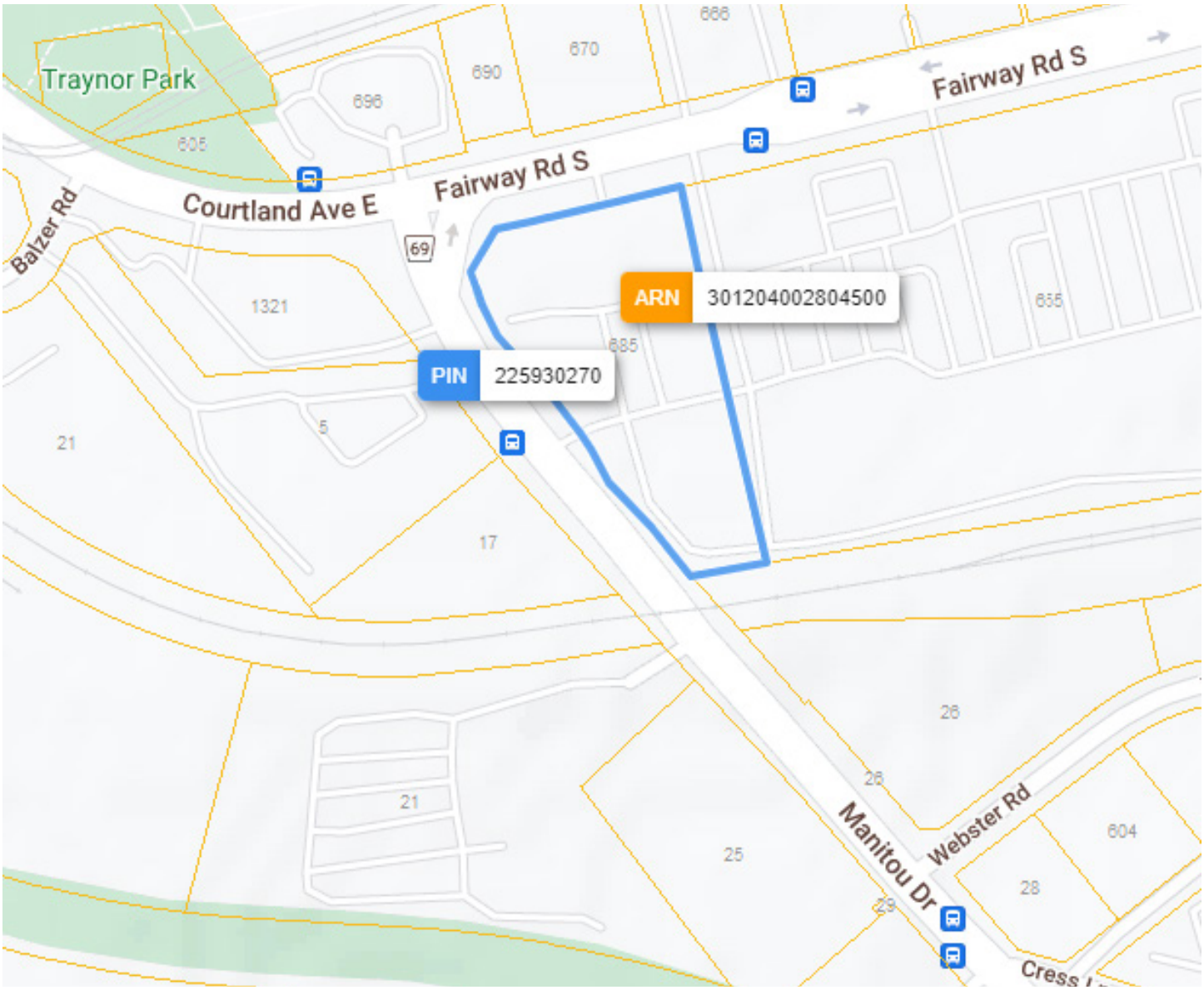
GC BURGER WATERLOO

- In the heart of the University District
- 1,073 Sq Ft
- $5,487 Gross Rent
- Seating for 16 + Patio

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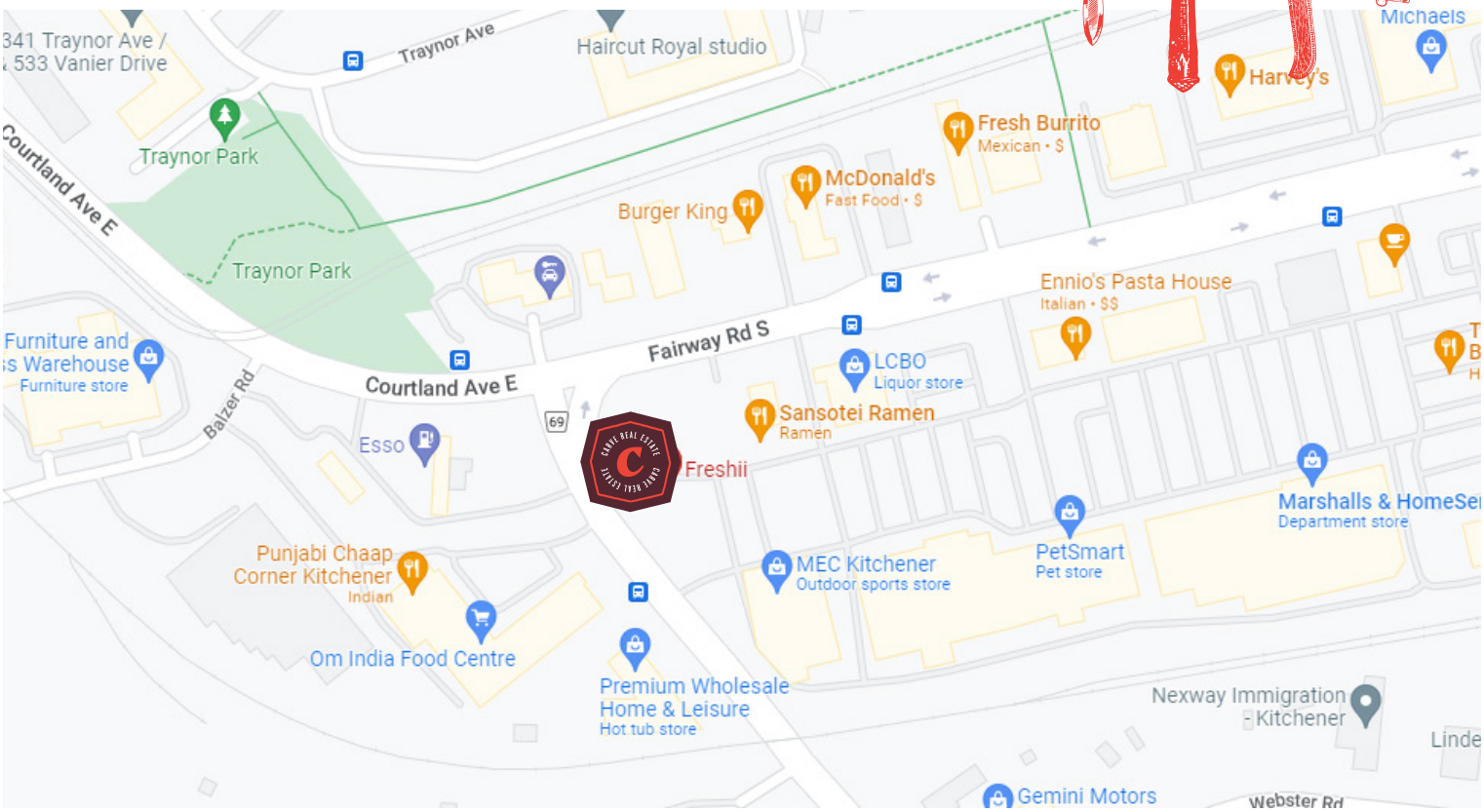


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BUILDING DETAILS

This Freshii is just a min off Conestoga Pkwy and Hwy 8 which is perfect for a QSR due to its convenient location. Many parking spaces are available in the plaza.

Other neighboring tenants include the LCBO, TD, Food Basics, MEC Kitchener, PetSmart, Sansotei Ramen, Sunset Grill and more.

Property Details: The restaurant is at the main entrance of the plaza and can accommodate up to 20 seating plus 14 patio seating. This 1,037 sq ft property is bright and perfect for a QSR.

LOT SIZE

Frontage:
311.01 ft along Manitou Dr

Depth:
Approximately 562.83 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 (3.046 ac)

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