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FOR SALE

25 THE WEST MALL, TORONTO

$349,000

$19,640 Gross Rent

450 Sq Ft

Pizza QSR Franchise

PI CO. PIZZA BAR

Pi Co. franchise available in a prime Etobicoke location at The West Mall! This popular fast-casual pizza brand is known for its customizable Neapolitan-style pizzas and modern QSR concept. Located inside a busy shopping centre with excellent exposure, steady customer traffic, and ample mall parking, this is an exciting opportunity to acquire an established franchise in Toronto's west end.

The compact and highly efficient 450 Sq Ft operation benefits from mall seating and features a gas-burning pizza oven with commercial exhaust and one walk-in fridge. The small footprint is ideal for an efficient QSR operation while the established Pi Co. brand provides instant recognition and a proven concept.

Gross rent of $19,640 includes TMI and water with 2.5 + 5 years remaining on the lease. A turnkey opportunity to take over a recognizable Canadian pizza franchise in a busy Etobicoke shopping destination. 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
416-618-0054 | ryan@carverealestate.com
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OTHER LOCATIONS:

25 THE WEST MALL

- Quick Service Restaurant QSR
- $22,124 Gross Rent
- 400 Sq Ft
- Food Court Seating for 100

509 BAYFIELD STREET

- QSR Franchise
- $10,050 Gross Rent
- 380 Sq Ft
- Mall Seating for 100

17600 YONGE STREET

- Quick Service Restaurant QSR
- $8,672 Gross Rent
- 1,068 Sq Ft
- Seating for 25

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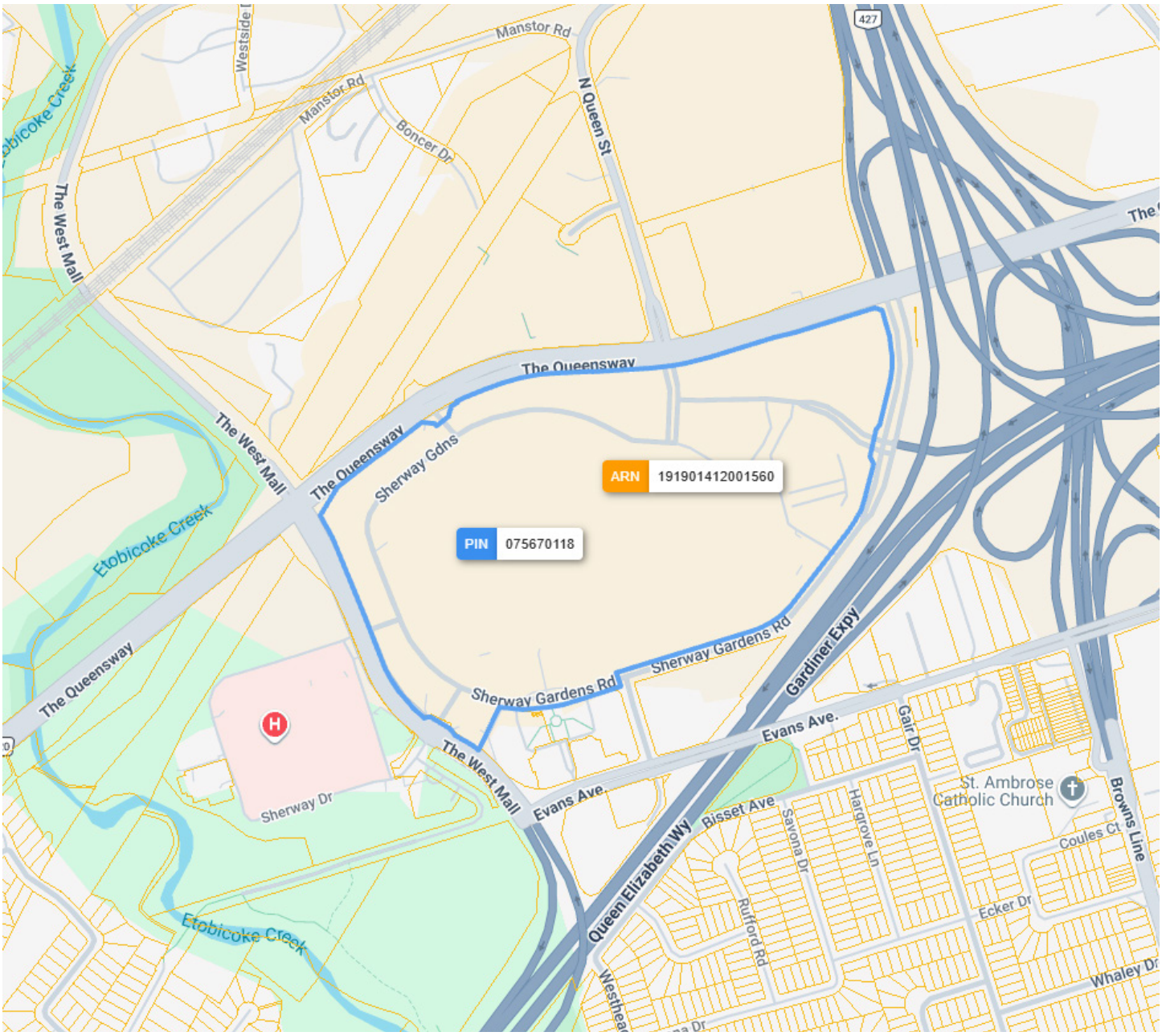

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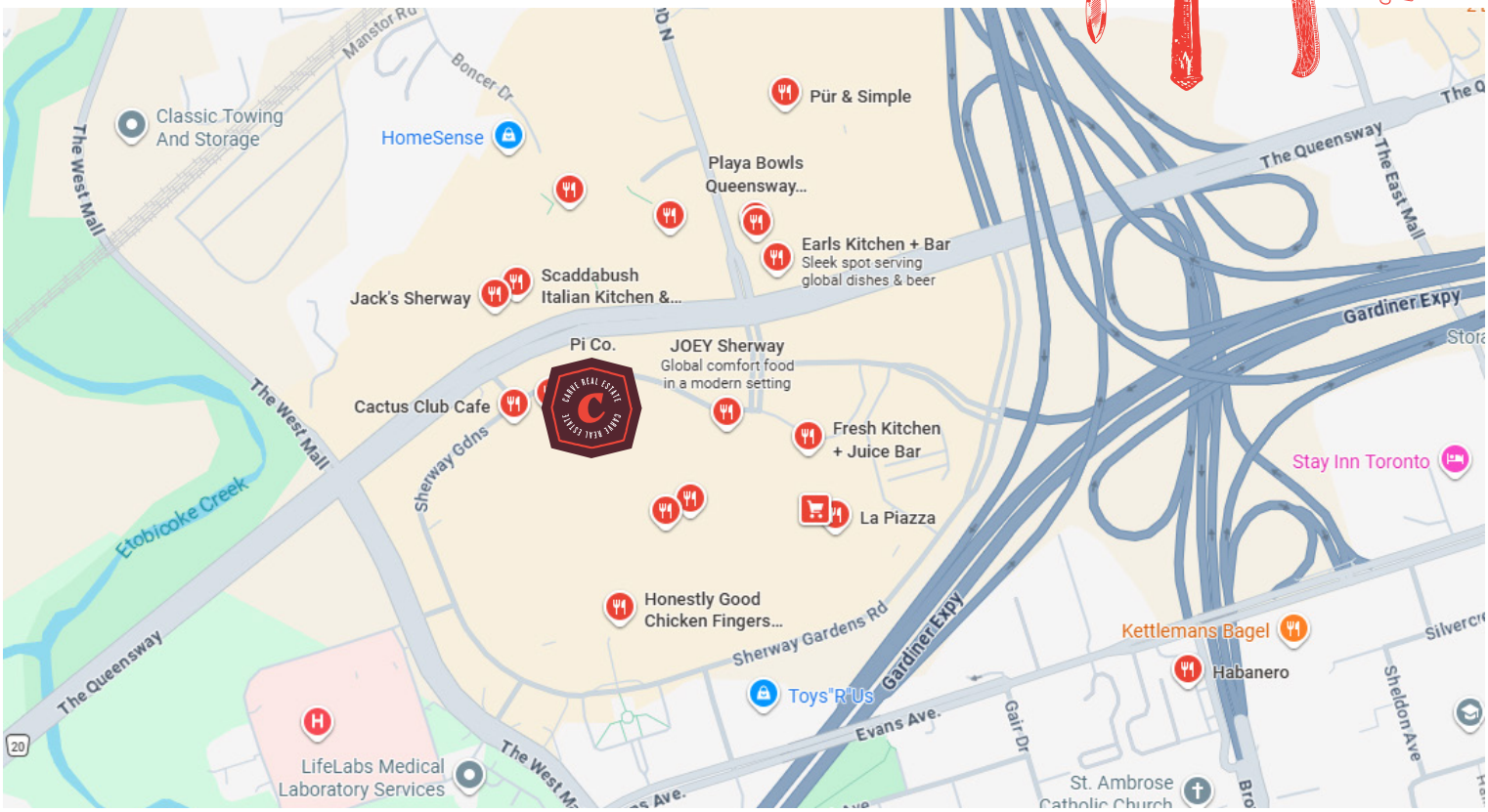

BUILDING DETAILS

The West Mall offers an excellent Etobicoke location surrounded by established residential neighbourhoods, businesses, schools, and major employment areas. Excellent access to Highway 427 and nearby major routes helps draw customers from across Toronto's west end, while the shopping centre provides built-in traffic and convenient parking.

This compact 450 Sq Ft unit is designed for efficiency, with the mall providing customer seating and common-area amenities without the need for a large dining room. The small footprint combined with an established QSR setup makes this an attractive operation for hands-on ownership.

Excellent visibility, abundant mall parking, strong surrounding demographics, and easy highway access make this a well-positioned location for the Pi Co. brand and its fast-casual model.

LOT SIZE

Frontage:
487.75 Sq Ft

Depth:
622.54 Sq Ft

Dimensions:
29.48 ft x 7.29 ft x 16.86 ft x 219.69 ft x 247.73 ft x 65.71 ft x 656.74 ft x 242.47 ft x 410.86 ft x 208.77 ft x 129.44 ft x 34.79 ft x 133.02 ft x 25.56 ft x 171.49 ft x 152.74 ft x 10.12 ft x 141.34 ft x 64.65 ft x 35.65 ft x 794.99 ft x 40.83 ft x 45.38 ft x 31.61 ft x 17.49 ft x 143.03 ft x 469.69 ft x 140.43 ft x 304.50 ft x 10.46 ft x 8.21 ft x 31.21 ft x 47.90 ft x 70.73 ft x 17.22 ft x 64.20 ft x 487.75 ft x 156.82 ft x 58.47 ft x 58.47 ft x 622.54 ft x 257.21 ft x 8.08 ft x 15.42 ft x 42.99 ft x 10.41 ft x 8.47 ft x 8.47 ft x 50.63 ft x 53.71 ft x 133.03 ft x 18.98 ft x 15.81 ft x 221.05 ft x 56.15 ft

Perimeter:
7,526.25 ft

Size:
3,239,880.08 ft^2 (74.377 ac)

Lot Measurement Accuracy:
LOW

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