



FOR SALE

2 DOUGLAS RD, UXBRIDGE

\$149,000

\$5,674 Gross Rent

1,642 Sq Ft

Mexican QSR Franchise

GUAC MEXI GRILL

Guac Mexi Grill location in Uxbridge in a brand new plaza with a ton of AAA restaurants and tenants. Tons of visibility and parking in this modern buildout. Guac is one of Canada's fastest growing quick service restaurant (QSR) franchises and has locations popping up everywhere.

This location is already boasting great sales in its first year and set to do above average sales. Full training to be provided by head office upon approval. Please do not go direct or speak to staff.

Attractive lease of \$5,674 Gross Rent including TMI and CAM charges with 5 + 5 + 5 years remaining in a great location right off the highway and next to one of Canada's best golf courses. 7 foot commercial hood and 1,642 sq ft layout.

READY FOR SECONDS?

Call me to discuss this listing today.



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This document is not meant to solicit existing listings. (12.2002)



OTHER LOCATIONS:



FRESH BURGER

- Incredible lunch and dinner sales radius
- 1,327 Sq Ft
- Tons of parking options next to the store and underground parking.



FRESHII

- In the heart of Kitchener, Waterloo
- 1,137 Sq Ft
- \$6,460 Gross Rent
- Seating for 18 + 30 on the patio



QSR FOR REBRANDING

- Modern store in a busy plaza
- 1,265 Sq Ft
- \$2,966 Gross Rent
- Seating for 16

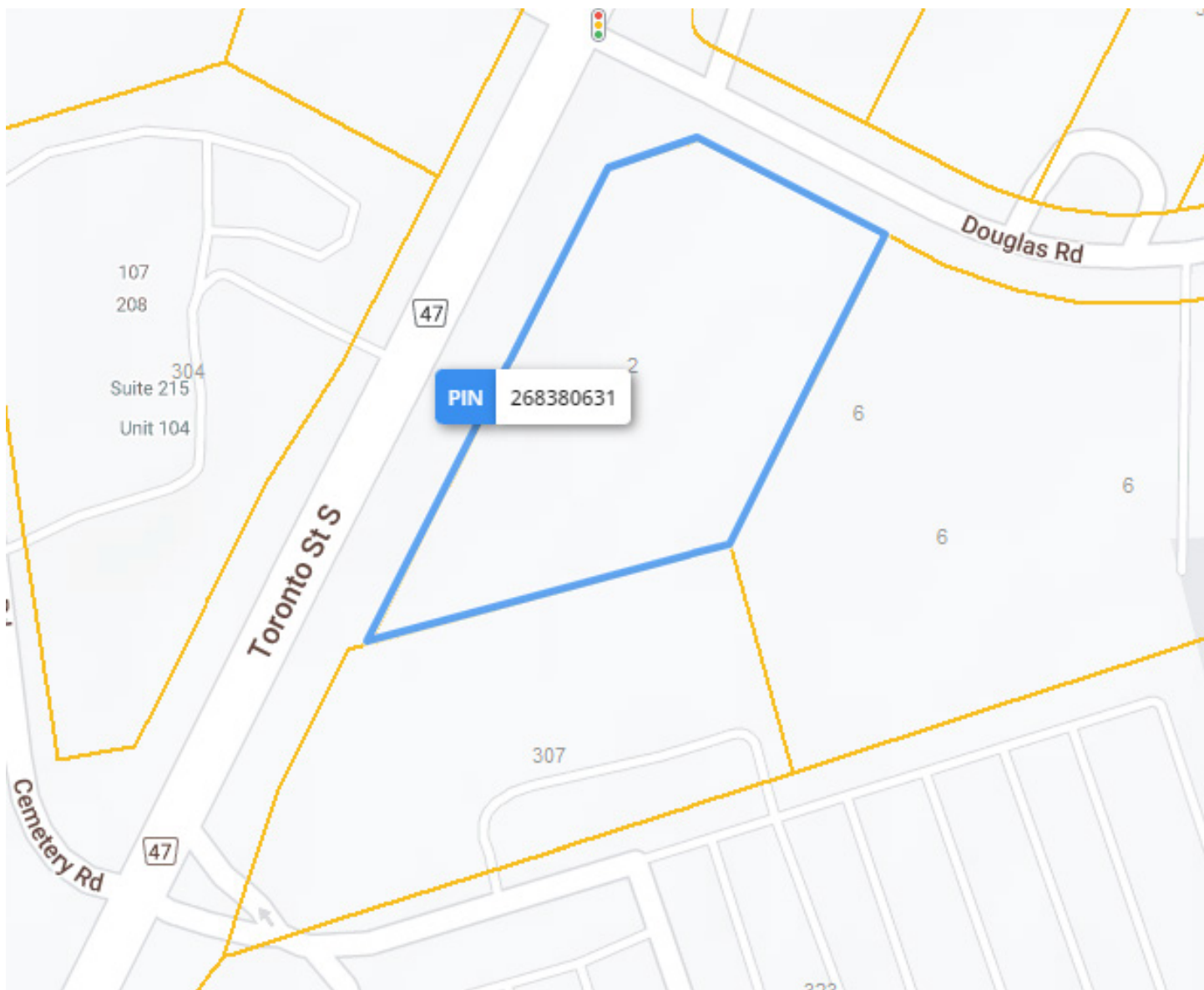


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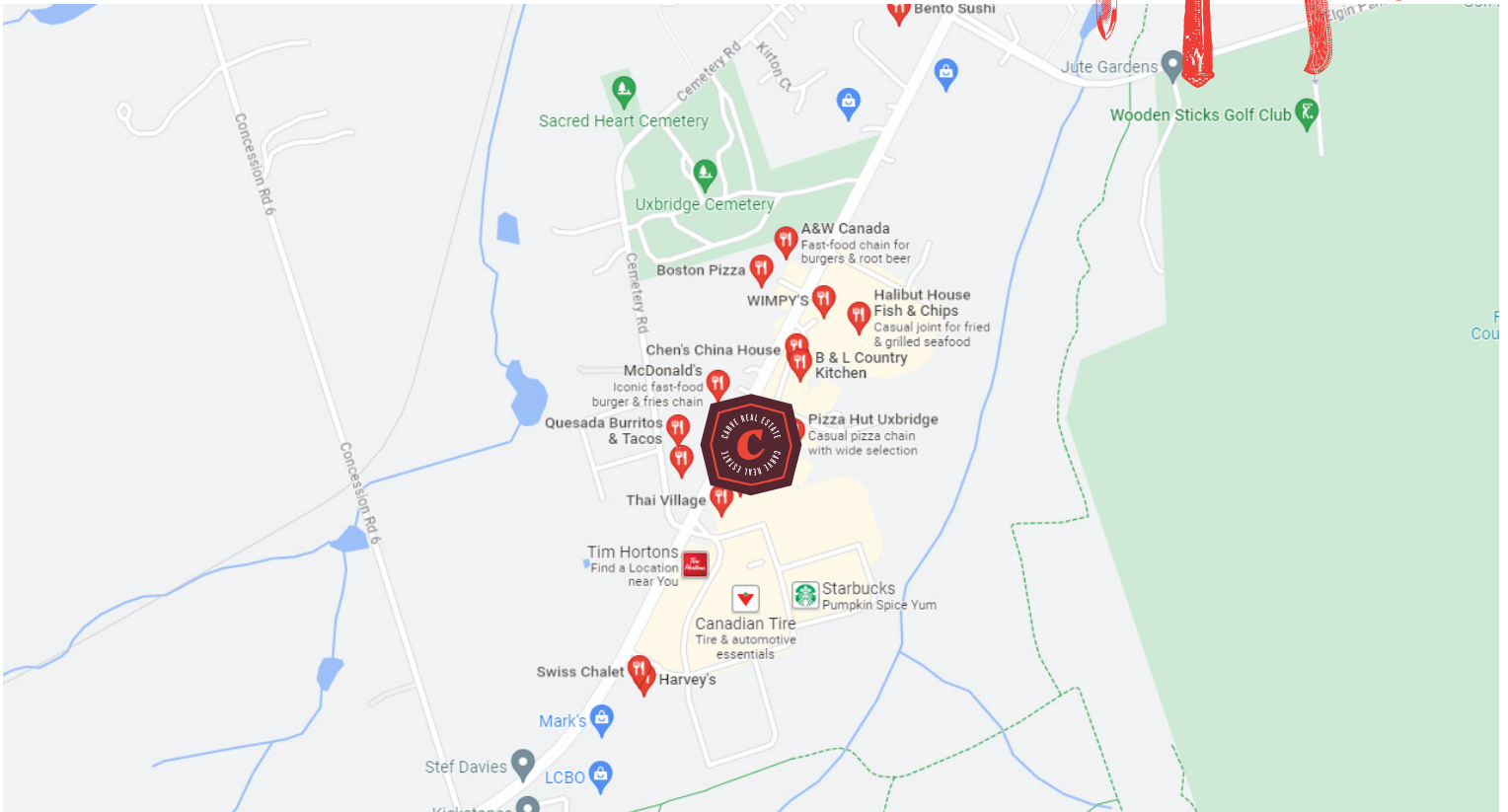
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BUILDING DETAILS

This is a very attractive plaza that has all of the traffic driving past on its way into town from the south. Excellent visibility and signage in a modern west facing commercial unit with lots of light.

The layout is ideal for a quick service restaurant (QSR) of this type with a great ratio of front to back of house. Seating for 30.

Property Details: This is a new plaza and Guac is the first and only tenant in this unit and as such everything is new. All leaseholds, equipment, and systems are modern and recently installed. Turnkey and ready to go.

Concrete pad location with 200-amp 600-watt service.

LOT SIZE

Frontage:

393.28 ft along Douglas Rd

Depth:

Approximately 170 ft

Dimensions:

70.76 ft x 393.28 ft x 278.55 ft x
256.73 ft x 156.63 ft

Size:

71,117.09 ft² (1.633 ac)



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