



FOR SALE

85 RESOLUTION DR, BRAMPTON

QSR FOR REBRANDING

Turnkey Quick Service Restaurant (QSR) available for rebranding into a different concept, cuisine, or franchise pending approval. Modern store in a busy plaza with tons of AAA anchor tenants and over 100 parking spots. Located in Brampton at Rutherford and Steeles, just off of Highway 410.

Great buildout with a 1,265 Sq Ft layout that is easy to operate with seating for 16. Approval required and full training provided by head office with royalties of 6% + 2%. Please do not go direct or speak to staff.

Very attractive lease rate of \$5,692 Gross Rent including TMI with 5 + 5 + 5 years remaining. Solid sales and income for the operator. Long 10-foot commercial hood, lots of prep area, and 1 walk-in fridge.

\$184,000

\$5,692 Gross Rent

1,265 Sq Ft

QSR for Rebranding

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



FRESH BURGER

- Incredible lunch and dinner sales radius
- 1,327 Sq Ft
- \$6,371 Gross Rent
- Seating for 20



QSR FOR REBRANDING

- Modern QSR in Brampton
- 1,031 Sq Ft
- \$4,284 Gross Rent
- Ideal QSR setup/layout



HERITAGE - BOLTON

- Fish & Chips Franchise
- 800 Sq Ft
- \$2,500 Gross Rent
- Seating for 30



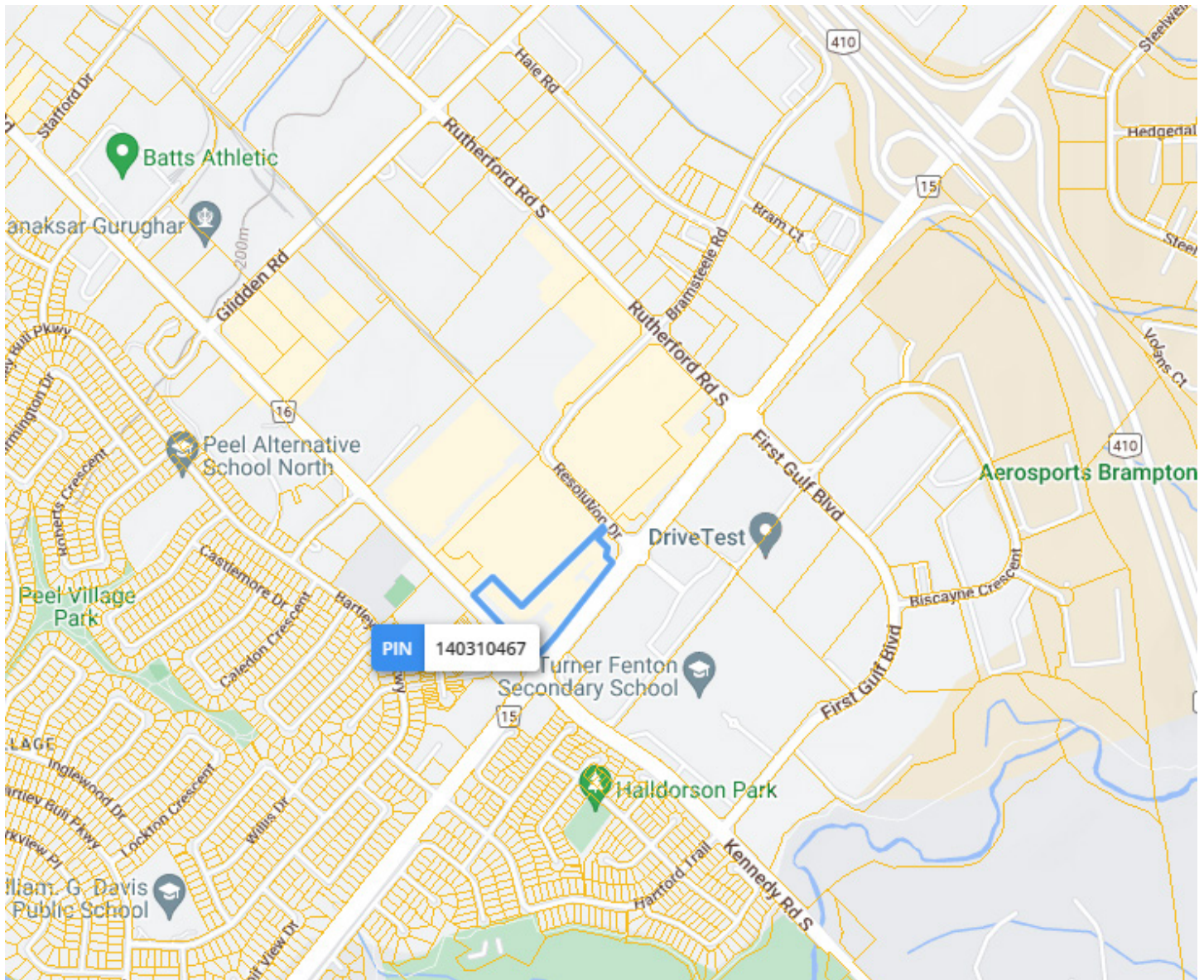
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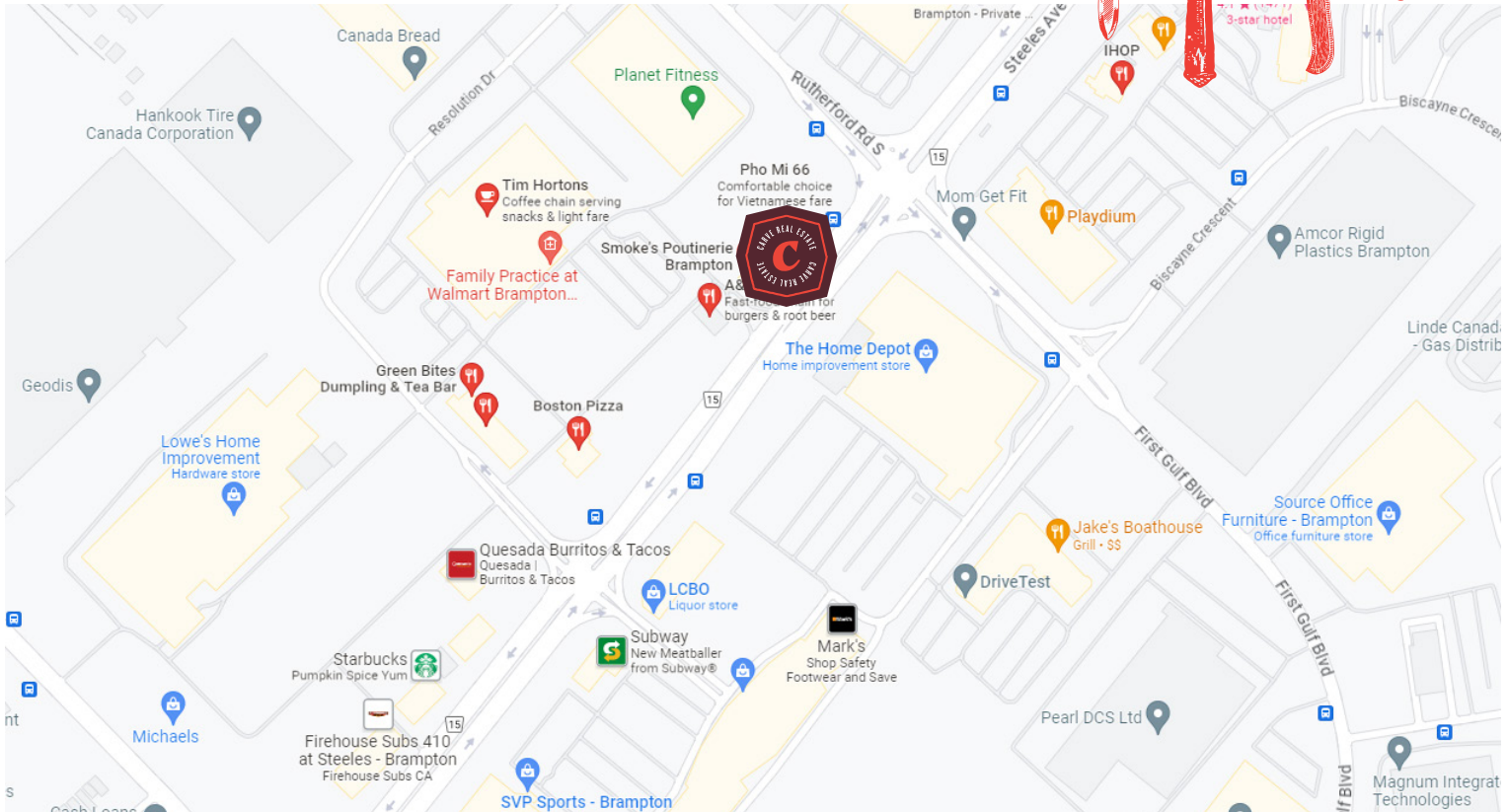


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BUILDING DETAILS

This is a key location for a quick service restaurant (QSR) as it is a hub for workers, commuters, and residents looking for lunch or dinner. There are offices, businesses, and industrial parks all around with Highway 410 and 407 just minutes away.

The big retails of the area are LCBO, Walmart, The Home Depot, Lowes, and more. Tons of exposure to the street and signage with ample parking regardless of what time of the day it is.

Property Details: This is a modern commercial retail unit on a concrete pad with 200-amp 3 phase service and northwest exposure. Completely up to code and in excellent condition.

LOT SIZE

Frontage:
575.98 ft along Resolution Dr

Depth:
Approximately 792.32 ft

Dimensions:
642.72 ft x 63.27 ft x 8.45 ft x
50.02 ft x 95.33 ft x 78.75 ft x
35.55 ft x 792.32 ft x 289.44 ft
x 190.33 ft x 575.98 ft x 71.08 ft
x 171.33 ft

Size:
308,837.82 ft² (7.090 ac)



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