



**FOR SALE**

**667 FOURTH LINE, OAKVILLE**

**\$499,000**

**\$5,850 Gross Rent**

**1,700 Sq Ft**

**Quick Service Restaurant**

## SIDRA SHAWARMA & KABAB

Sidra Shawarma & Kabob is a very successful middle eastern restaurant that is dine-in, take-out, and catering. Located on Fourth Line in Oakville just south of the QEW. This area home to a great mix of industrial, commercial, and residential giving the restaurant a great array of clientele and busy lunches and dinners with big potential for breakfast too.

Currently run hands-on this business has a great reputation and big catering sales on top of in-store sales. Corner location of a busy plaza with 50 parking spaces and great signage including a marketing pylon. Fully licensed for 54 + 80 on the patio. Potential for the addition of shisha. Please do not go direct or speak to staff.

Great lease rate of \$5,858 Gross Rent including TMI with 1 + 5 + 5 years remaining. Big kitchen with a 14-ft commercial hood plus two stacked pizza ovens and tons of equipment. Opportunity for rebranding into another concept or cuisine.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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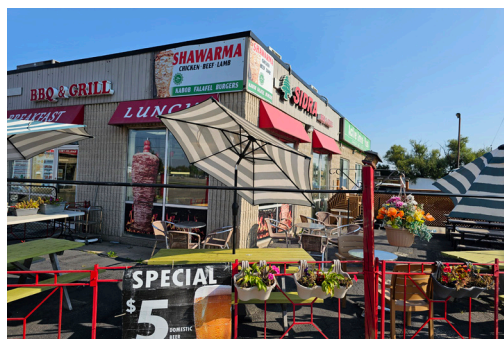
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### QDOBA

- QSR Franchise
- 2,080 Sq Ft
- Strong franchise with 700+ units worldwide
- Seating for 40



### HERO CERTIFIED BURGERS

- Burger QSR Franchise
- 1,700 Sq Ft
- \$5,575 Gross Rent
- Seating for 28



### YALLA

- Quick Service Restaurant QSR
- 760 Sq Ft
- \$2,566 Gross Rent
- Seating for 8

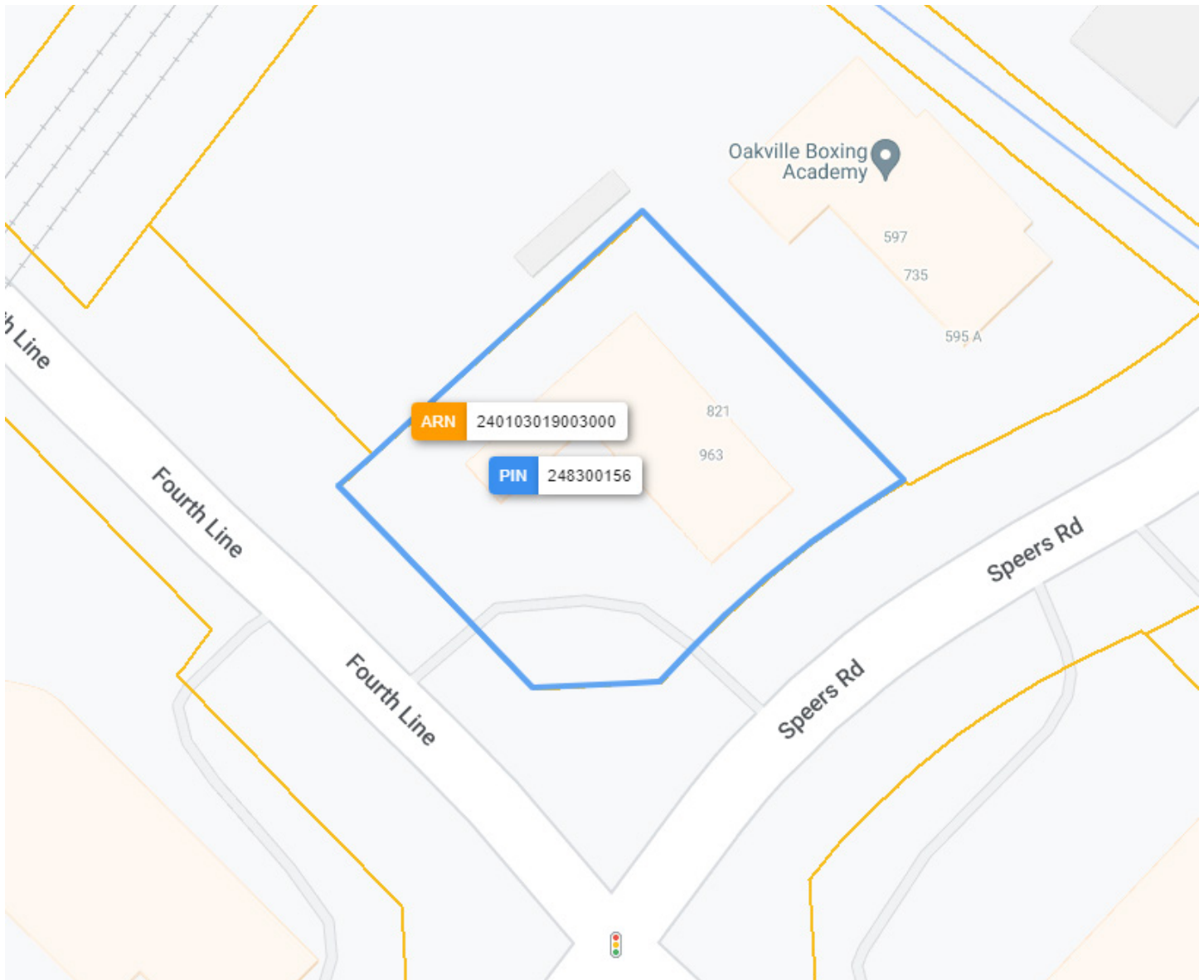


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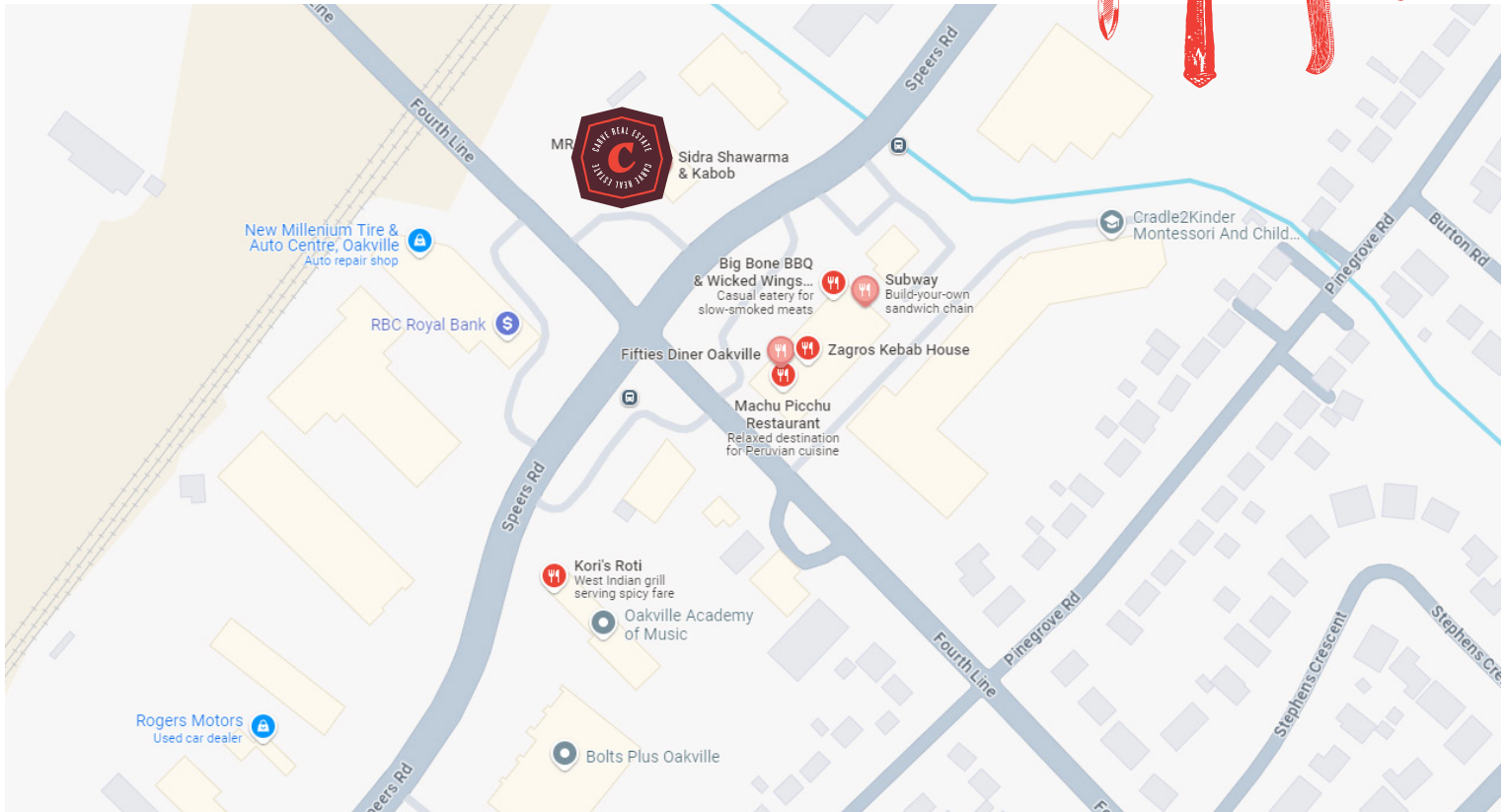


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## BUILDING DETAILS

This is a great area of Oakville for a quick service restaurant as there is an incredible mix of industrial, commercial, and residential in the surrounding area with the added benefit of being just a few minutes south of the QEW meaning that commuters and workers returning home or looking for lunch can stop by without a big detour.

The plaza itself is on a concrete pad with no basement and a steel roof for minimum maintenance and renovations required.

**Property Details:** This is a great setup for a QSR with a large counter for quick service as well as 40 seats and a sunny southwest facing patio for customers to dine in. Ideal for a business of this type and there is great signage for the business with a corner location facing the main intersection.

### LOT SIZE

**Frontage:**  
182.87 ft along Fourth Line

**Depth:**  
Approximately 200.25 ft

**Dimensions:**  
136.59 ft x 62.03 ft x 155.16 ft x  
182.87 ft x 200.25 ft

**Size:**  
34,229.20 ft<sup>2</sup> (0.786 ac)



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