



**FOR SALE**

**10 MANITOU DR, KITCHENER**

**\$299,000**

**\$9,530 Gross Rent**

**2,080 Sq Ft**

**Licensed Restaurant**

## QDOBA MEXICAN EATS

Spacious corner unit surrounded by great tenants. A modern buildout, in business since 2018. Bright space with lots of windows. Wood and tile floors, subway tiles on wall. Licensed and fully outfitted, with highly visible pylon signage. Located in South Kitchener in the major business and retail hub just off Highway 401 and Highway 8 that takes you into the heart of Kitchener-Waterloo.

This is a very popular area right off the highway and services the south of Kitchener, Waterloo and Cambridge. The property is in the Fairway Plaza among AAA tenants like LCBO, TD Bank, Food Basics + Dollarama. Excellent location expertly laid out for QSR.

2,080 sq ft space with Gross Rent of 9,530 including TMI with 4 + 5 + 5 remaining. Full support and training from head office. Great business for a hands on owner. Big Franchise with 700 plus locations and growing.

**READY FOR SECONDS?**

Call me to discuss this listing today.

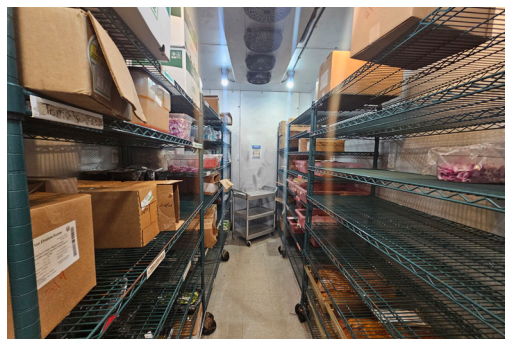


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carverestate.com | This document is not meant to solicit existing listings. (12.2002).



## OTHER LOCATIONS:



### FRESHII

- Health QSR Franchise
- 1,137 Sq Ft
- \$6,460 Gross Rent
- Seating for 18 + 30



### HANMA JAPANESE FOODS

- Sushi Restaurant
- 800 Sq Ft
- \$1,717 Gross Rent
- Seating for 4



### CHIP N WING

- Quick Service Restaurant (QSR)
- 1,490 Sq Ft
- \$2,500 Gross Rent
- Cost-effective option for those looking to start their own restaurant



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## BUILDING DETAILS

Located in South Kitchener in the major business and retail hub just off Highway 401 and Highway 8 that takes you into the heart of Kitchener-Waterloo. This is a very popular area right off the highway and services the south of Kitchener, Waterloo and Cambridge.

**Property Details:** This is a bright unit that gets a ton of light. It is a standard modern quick service restaurant buildout on a concrete pad with 3-phase power. Modern leaseholds and systems.

### LOT SIZE

**Frontage:**

112.9 ft along Manitou Dr

**Depth:**

Approximately 213.94 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 ft<sup>2</sup>



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