

**FOR SALE**

**511 MAPLE GROVE DR #39, OAKVILLE**

**\$99,000**

**\$3,363 Gross Rent**

**750 Sq Ft**

**Dessert QSR**

## CHEWIE'S COOKIES & DIPS

Turnkey quick service restaurant available in Maple Grove Village shopping centre in Oakville. Modern buildout in a lovely plaza with a ton of AAA tenants. This unit is recently renovated and is currently operating as Chewie's Cookies & Dips.

Available with the concept and training or for rebranding into a different concept, cuisine, or franchise. Restrictions in the plaza. Please do not go direct or speak to staff or management.

Great lease rate of \$3,363 Gross including TMI with 5 + 5 years remaining. Great corner location in the plaza with lots of exposure and signage. 200-amp power, 2 convection ovens, mixers, and more. Parking in plaza for 100+.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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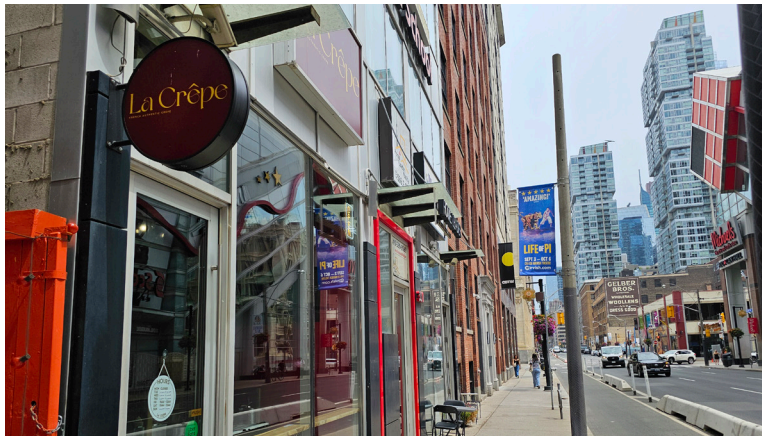


## OTHER LOCATIONS:



### DUCK DONUTS

- Donut Franchise
- 1,525 Sq Ft
- \$6,595 Gross Rent
- Great corner location with visibility



### LA CRÊPE

- Popular authentic French crêperie
- 570 Sq Ft
- \$6,371 Gross Rent
- Seating for 6



### GERRARD ST. BAKERY

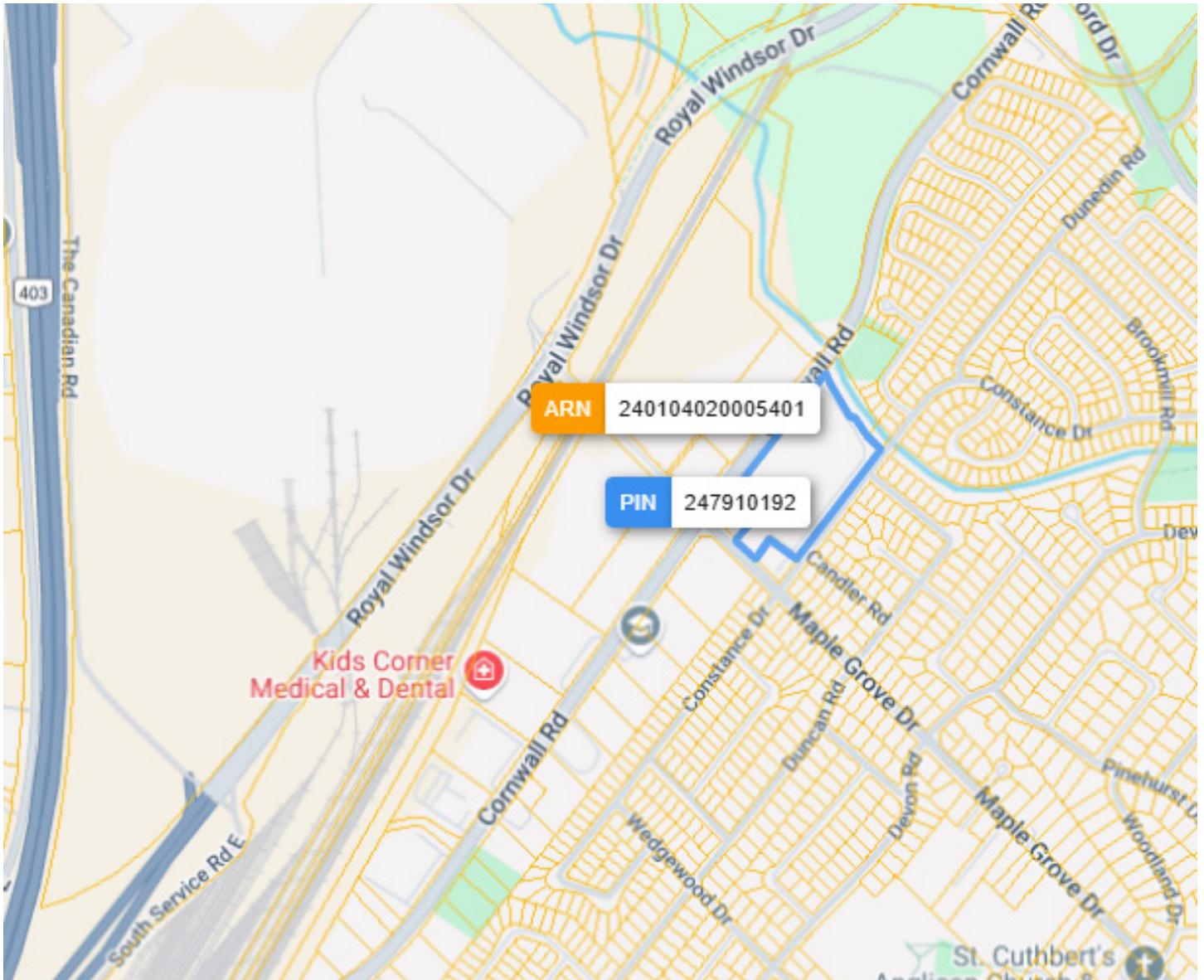
- Fully set up bakery and café
- 1,000 Sq Ft
- \$3,381 Gross Rent
- Solid sales and excellent online reviews



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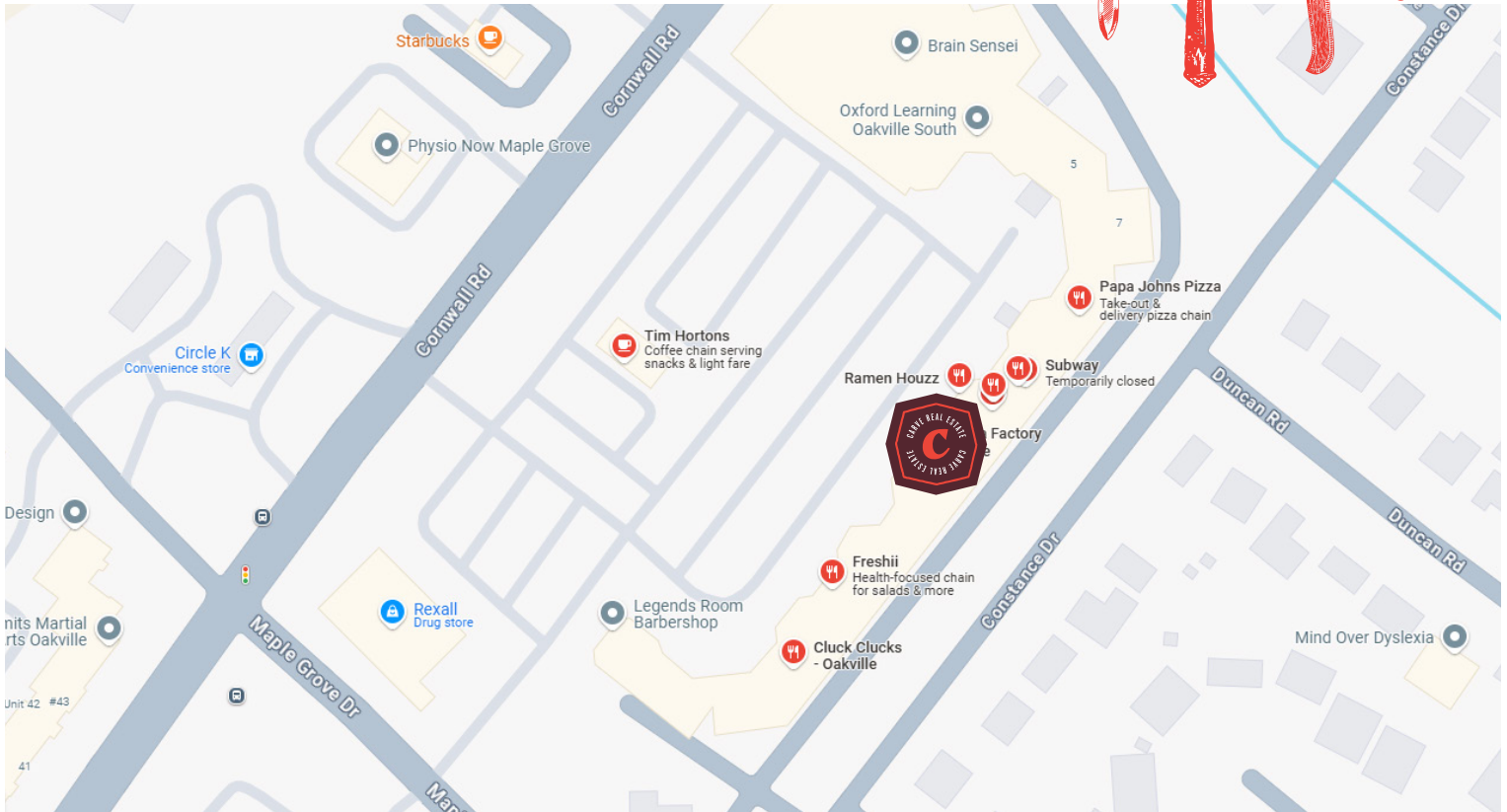
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## BUILDING DETAILS

This plaza is located just around the corner from the Ford Oakville Assembly Complex and has a number of affluent neighbourhoods just to the south providing an excellent mix of customers. There is ample signage and lots of parking spaces.

There is a great array of retailers, restaurants and services in the plaza including some premium franchises both here and nearby in the neighbouring plazas.

**Property Details:** This is a modern commercial unit built on a concrete pad with tons of power and all modern leaseholds and systems. Ideal for many different concepts and uses.

### LOT SIZE

#### Frontage:

610.00 ft along Maple Grove Dr

#### Depth:

Approximately 350.00

#### Dimensions:

127.29 ft x 31.67 ft x 220.69 ft x  
61.87 ft x 872.36 ft x 198.53 ft x  
145.28 ft x 149.81 ft x 144.13 ft x  
198.59 ft x 810.36 ft x 110.68 ft

#### Size:

465,291.11 ft<sup>2</sup>(10.682 ac)



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