



**FOR SALE**

**4572 TOMKEN RD, MISSISSAUGA**

**\$799,000**

**\$11,770 Gross Rent**

**3,100 Sq Ft**

**QSR Franchise**

## CHURCH'S TEXAS CHICKEN

Church's Texas Chicken franchise location in Mississauga in a stand-alone pad complete with wrap-around drive-thru. This is a great performer with established sales and income for ownership. Popular American franchise with tons of advertising behind it. Royalties of 6% + 2% and full training from head office pending franchisor approval.

Private parking for 35 and tons of signage in a large 3,100 sq ft build out. Big production kitchen including drive-thru and prep areas with specialized 12 foot franchise hood venting 5 fryer system, and 2 walk-ins (1+1).

Lease rate of \$11,770 Gross Rent including TMI with 6 + 5 + 5 years remaining. Seating for 40 + 10 on the patio. Located just off of Hwy 403 at the junction of Tomken and Eglinton. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



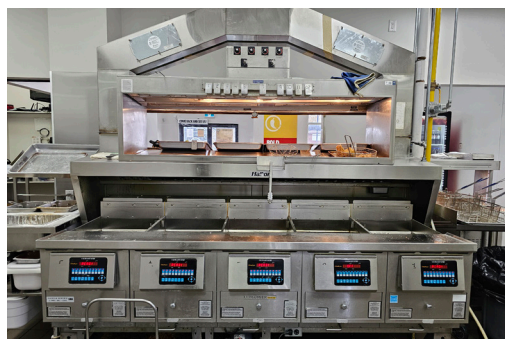
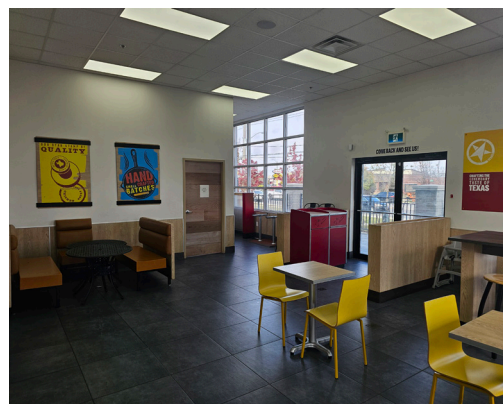
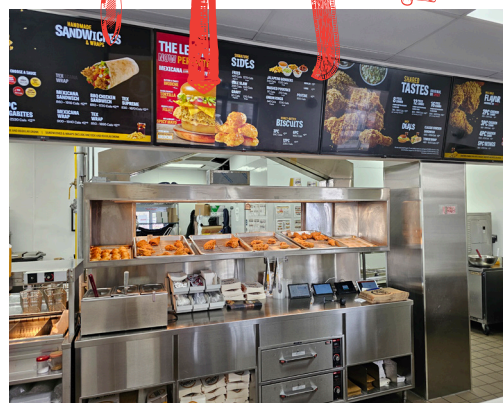
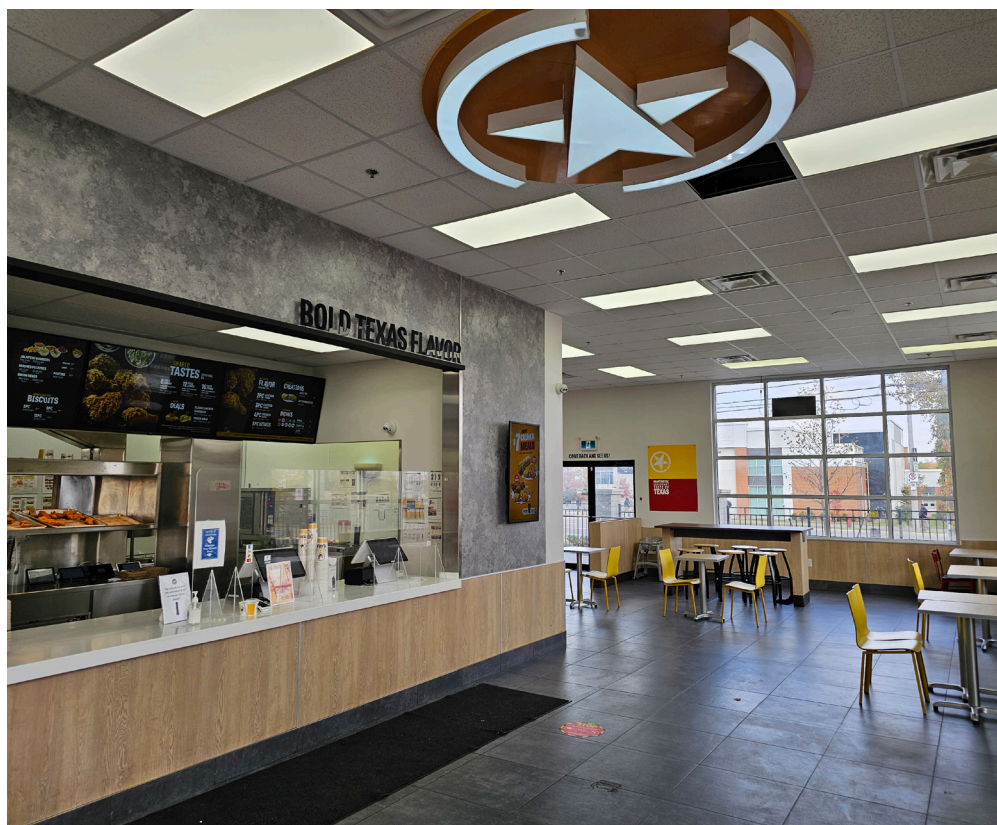
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## OTHER LOCATIONS:



### CHURCH'S TEXAS CHICKEN GUELPH

- QSR Franchise
- 1,900 Sq Ft
- \$7,079 Gross Rent
- Seating for 35



### CHURCH'S TEXAS CHICKEN TORONTO

- QSR Franchise
- 3,000 Sq Ft
- \$7,964 Gross Rent
- Seating for 40



### QDOBA MEXICAN EATS

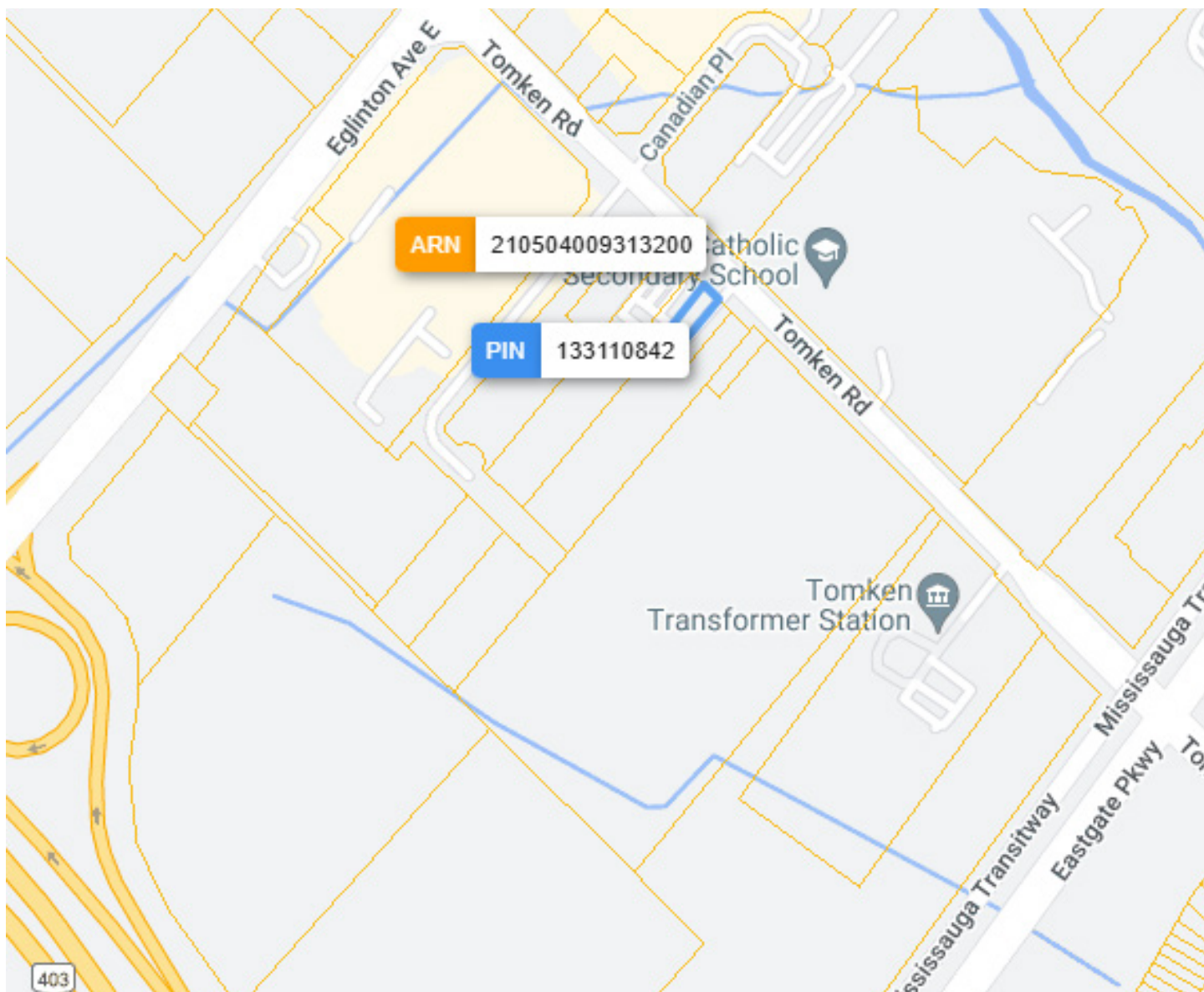
- QSR Franchise
- 2,080 Sq Ft
- \$9,530 Gross Rent
- Seating for 40



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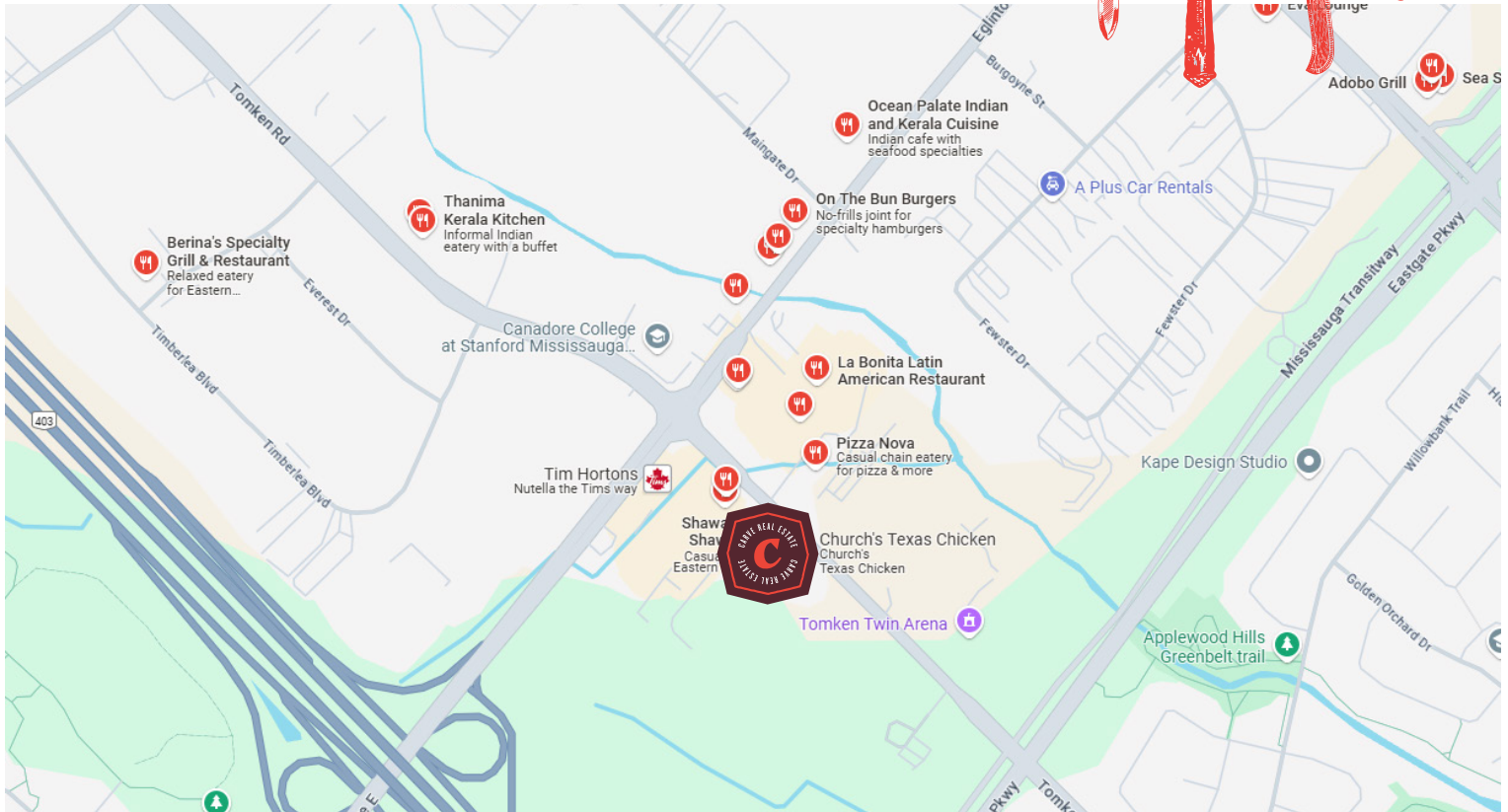
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## BUILDING DETAILS

This is a modern buildout dating only back to 2021 in a new building, and one of the newer locations for this very large franchise that is the 33rd biggest fast food (QSR) franchise in the United States with a growing number of stores in Canada.

Great location at the juncture of Eglinton and Highway 403 in East Mississauga. There are a number of big hitter franchises on this strip and it is a destination for customers commuting. Wrap around drive-thru with a great layout.

**Property Details:** This is a single use structure on a concrete pad with that is only 4 years old. There is signage on 3 sides plus pylon promoting the drive-thru. There are no major renovations required in the immediate future.

### LOT SIZE

**Frontage:**  
50.26 ft along Tomken Rd

**Depth:**  
Approximately 174.90 ft

**Dimensions:**  
49.66 ft x 175.13 ft x 50.32 ft x 174.98 ft

**Size:**  
8,708.00 ft<sup>2</sup> (0.200 ac)



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