



**FOR SALE**

**343 GLENDALE AVE, ST. CATHARINES**

**\$199,000**

**\$4,070 Gross Rent**

**1,000 Sq Ft**

**Quick Service Restaurant**

## U NEED A PITA

U Need a Pita is a Canadian franchise with multiple locations throughout the Niagara Region. This one on busy Glendale Avenue is available for purchase along with the downtown St. Catharines location. Also available separately.

Easy to operate and staff 1,000 Sq Ft layout in a busy plaza with lots of great food franchises and retail stores. Over 100 parking spaces and great signage.

Big 12-ft commercial hood and 2 (1 + 1) walk-ins with limited seating as the business focuses on take-out and delivery. Please do not go direct or speak to staff or ownership. Royalty rate of 4.5% + 1.5% with a local head office. Training to be provided to qualified franchisees. Lease rate of \$4,070 Gross Rent including TMI with 5 + 5 years remaining.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## OTHER LOCATIONS:



### U NEED A PITA - ST. PAUL

- Great foot traffic and tons of parking
- 1,500 Sq Ft
- \$3,250 Gross Rent
- Seating for 25.



### SIDRA SHAWARMA & KABOB

- Very successful middle eastern restaurant
- 1,700 Sq Ft
- \$5,850 Gross Rent
- Seating for 54 + 30 Patio



### LAKE ST. SUBS & CREAMERY

- Located in St. Catharines
- 950 Sq Ft
- No Rent Paid
- Seating for 2 + 12 patio

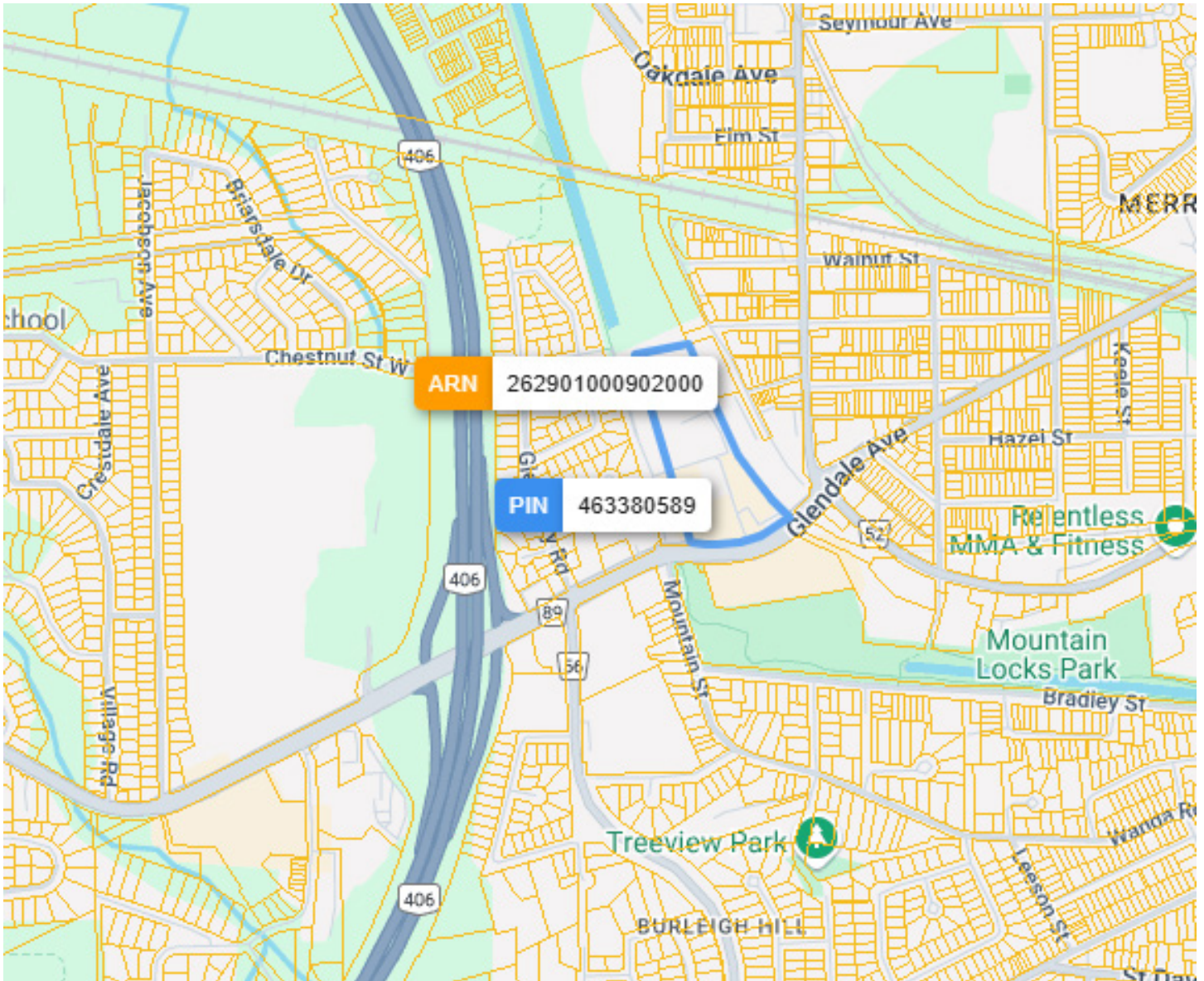


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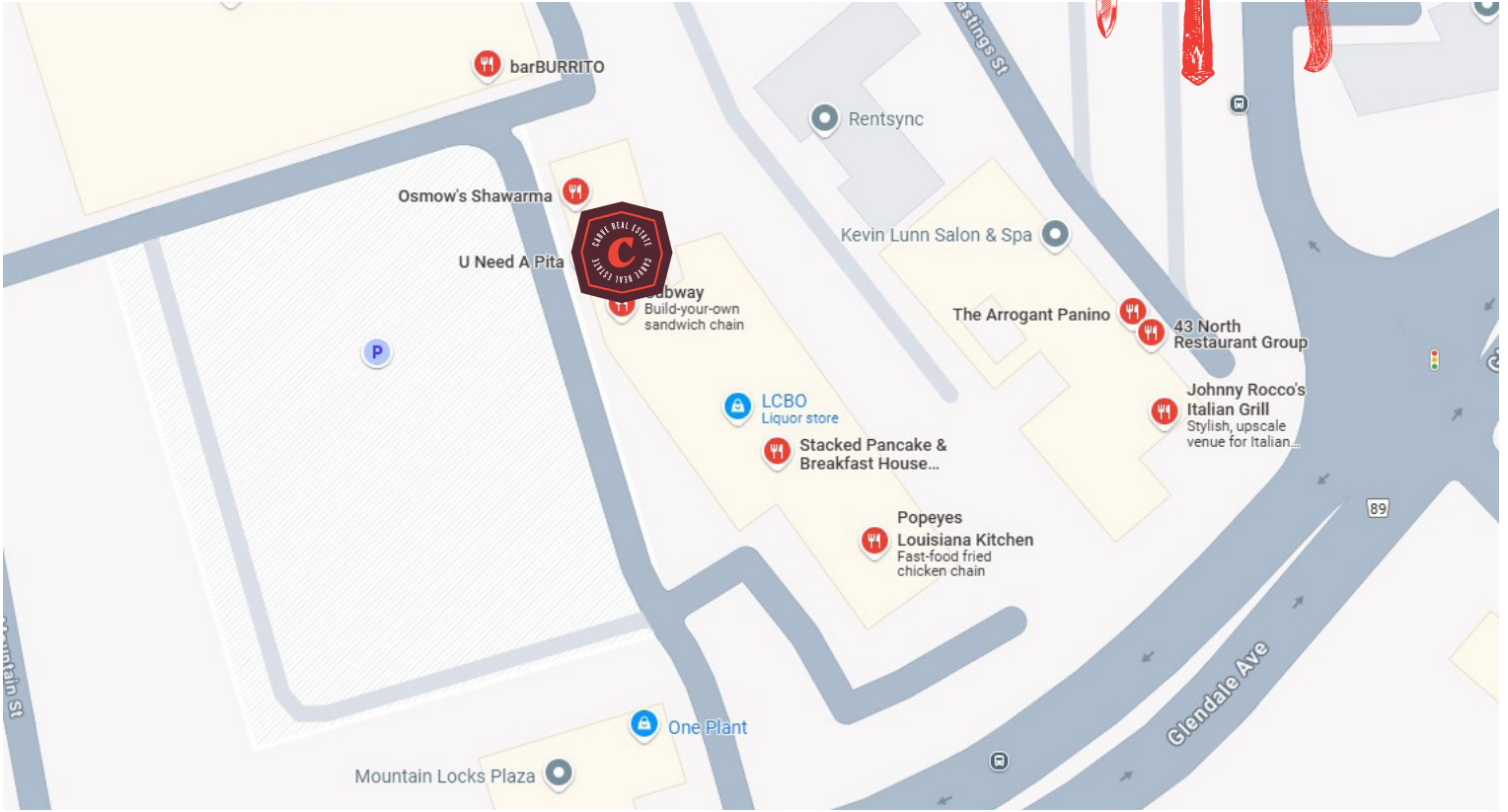
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## BUILDING DETAILS

St. Catharines is the largest city within the Niagara Region and is located roughly halfway from the Hamilton area to Niagara Falls and the 3 bridges to the United States.

It borders on the Welland Canal which provides work for a big part of the population.

The plaza is located at the junction of Highway 406 that continues south to Welland and Highway 57 that continues east to Niagara.

**Property Details:** This is a very busy plaza with tenants like Sobey's, Subway, the LCBO, and more.

Tons of parking options and great visibility from the street and the elevated highway with signage on the marketing pylon.

### LOT SIZE

**Frontage:**

307.19 ft along Glendale Ave

**Depth:**

Approximately 1,090.28 ft

**Dimensions:**

375.85 ft x 307.90 ft x 1,090.28 ft x 81.29 ft x 498.81 ft x 139.83 ft x 11.71 ft x 295.67 ft x 298.68 ft

**Size:**

449,209.84 ft<sup>2</sup>(10.312 ac)



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