

# Highly Visible Corner Location

## IN BUSY SCARBOROUGH PLAZA

3879 Lawrence Ave E, M1G 1R2



ASKING \$128,000

POPULAR CHICKEN RESTAURANT ON  
A BUSY AND DENSELY POPULATED  
STRETCH OF EAST SCARBOROUGH.



- FEATURES A 10' HOOD
- WALK-IN FRIDGE & FREEZER
- GROSS RENT \$3,675 + HST
- CURRENT LEASE EXPIRES JANUARY 2025
- TWO 5 YEAR RENEWAL OPTIONS
- INCLUDES ALL CHATTELS
- CAN BE ASSUMED AS FRANCHISE OR DEBRANDED FOR DIFFERENT USE

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED. CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.



### CHRISTIAN PETRONIO

DIRECTOR OF HOSPITALITY DIVISION  
& SALES REPRESENTATIVE

T: 647.299.5483

CPetronio@chirealestate.ca

### ORI GRAD

MANAGING DIRECTOR & BROKER

O: 416.953.3052

OriGrad@chirealestate.ca

**CHirealestate.ca**

*Your Trusted Source For Commercial,  
Hospitality & Investment Real Estate*

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated  
This document is not meant to solicit existing listings. (12.2002).

Although the information has been obtained from sources deemed reliable, members of CHI Real Estate Group make no guarantees as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.