

# PIZZA RESTAURANTS FOR SALE



35 KING ST, OSHAWA



4071 THICKSON RD-UNIT 2, WHITBY

## NOT JUST A PIECE BUT THE WHOLE PIE! GROWING LOCAL PIZZA BRAND

### Two High-Visibility Locations and a Well-Established Local Following are Ready for Scale-Up

- Gourmet Artisanal pizza differentiates the brand from typical chain pizzas
- Distinctive proprietary dough & sauce recipe
- Standardized systems, recipes, & branding, creating scalable platform for expansion
- Independent delivery model preserves margins
- Standardized systems enables replication across locations
- Both locations capable of supporting approx. \$100,000 in monthly sales



### FINANCIAL SNAPSHOT

- Combined annual revenue: approximately \$1M+
- Estimated owner benefit (SDE): approximately \$200K
- Oshawa revenue: \$537K (2025)
- Whitby revenue: \$469K (2025)

**ASKING \$500,000**

**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.**

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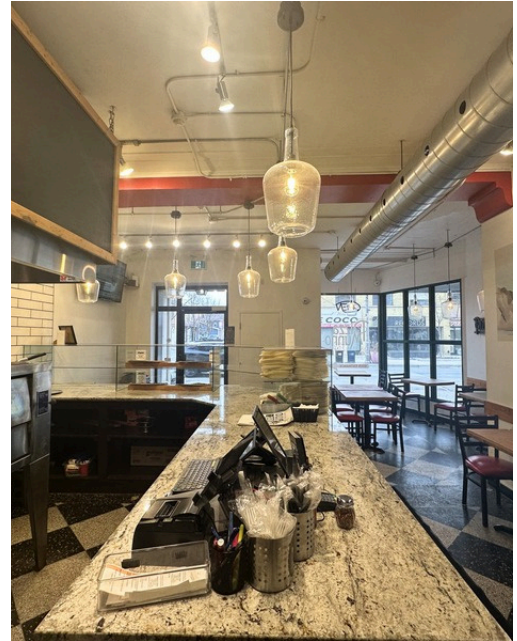
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# OSHAWA LOCATION

35 KING ST.



- 1,450 sq ft
- Optimized for takeout, delivery and dine-in
- Seating capacity for 20
- Opened and operating since 2015
- Rent approximately \$3,500/month (2025)
- 4+ Years remaining on current 5-year Term



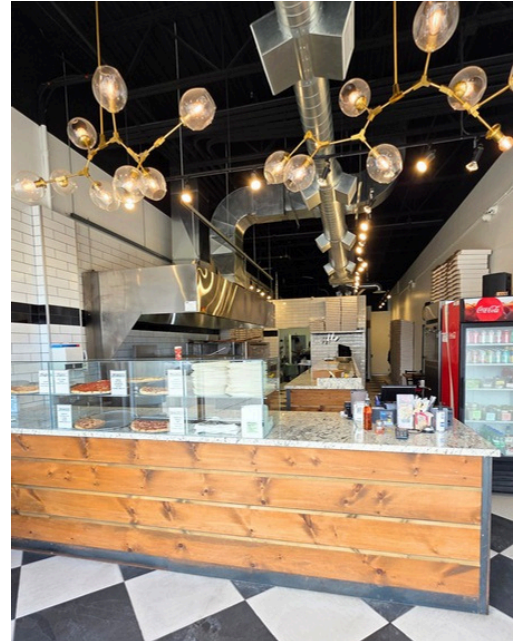
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# WHITBY LOCATION

4071 THICKSON RD-UNIT 2



- 1,200 sq ft
- Optimized for takeout and delivery only
- Opened and operating since 2021
- Rent approximately \$4,800/month
- 5 + 5 year option (10 yrs) remaining on current Lease structure (re-signed March 1st, 2026)



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