

northern

HOSPITALITY REAL ESTATE

3055 ARGENTIA RD
MISSISSAUGA ON
L5N 8E1

\$299,000

For Sale



MISSISSAUGA

PEEL

Exceptional QSR Conversion Opportunity

Ideal restaurant conversion opportunity in one of Mississauga's most desirable locations - Meadowvale Business Park Power Centre at Argentia & Winston Churchill. This highly sought after SmartCentre Plaza is where all the brands want to be. 1730 sq ft end cap QSR with a fantastic lease of 5 years remaining + 2 additional 5 year renewal options.

Plenty of seating in this ideal layout suitable for most typical franchises. Plenty of parking, strong neighbouring and anchored tenants. Conversion subject to Landlord approval and non-competing uses. Gross rent of \$7,524.98 Inclusive of TMI & HST. Please do not go direct or speak to staff. Your discretion is appreciated.



JASON KLEYN, Broker

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Royal LePage Real Estate Services Ltd.
Commercial Brokerage

103-4025 Yonge Street, Toronto, ON

This document is not meant to solicit existing listings. (12.2002)

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LEASE TERMS

- ✓ NET RENT = \$4,730.00
- ✓ TMI = 1,929.27
(INCLUDES WATER & GARBAGE)
- ✓ 5 YEARS REMAINING PLUS
2 X 5 YEAR OPTIONS TO RENEW

PROPERTY INFO

- ✓ 1,730 SQ FT
- ✓ END-CAP
- ✓ LOTS OF PARKING
- ✓ 35 SEATS
- ✓ WALK-IN FRIDGE & FREEZER



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