



**Southbrook Business
Development Group**

FOR SALE

Aga Doner & Kebab Restaurant for Sale

 3120 Rutherford Rd, Unit 9,
Vaughan, ON L4K 0B1



Asking Price: \$375,000 1,553 sq.ft.

Business Overview

Ideal opportunity for an owner-operator, investor, or brand expansion seeking a turnkey restaurant location in one of Vaughan's busiest commercial corridors.

Lease Details

- 1,553 sq. ft.
- Base Rent \$3,364.83/month
- TMI \$15.48/ sq.ft.
- Seats: Approx. 30
- Liquor License: None



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Inquire Now

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Immediate Availability

Opportunity:

Excellent opportunity to acquire a newly renovated Turkish restaurant in a high-traffic Vaughan location. Situated in a busy commercial plaza directly across from Vaughan Town Centre and surrounded by strong anchor tenants including McDonald's and AllStar Wings & Ribs, this location benefits from consistent foot traffic, ongoing area development, and ample customer parking.

Highlights

- lease term - 2 years remaining plus 2x5 year option
- Fully refreshed in 2024
- The space is extremely clean, well maintained, and ready for immediate operation.
- Lease details include a base rent of \$26.00 per sq. ft. annually with estimated TMI of approximately \$15.48 per sq. ft., totaling roughly \$5,367.85 per month.
- Current lease term runs through September 2027 with two additional five-year renewal options available.
- The business does not have a liquor license, providing flexibility for an incoming operator to maintain the existing concept or introduce a compatible food offering.

Contact Us

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