



FRANCHISE OPPORTUNITY
MODERN DAYTIME RESTAURANT

FOR SALE

Paradise, NL



OPPORTUNITY OVERVIEW

Located in Paradise, Newfoundland & Labrador, this offering presents the opportunity to acquire a fully operational daytime restaurant franchise, in a high-traffic suburban commercial corridor.

This modern turnkey restaurant operates from a leased, purpose-built unit on a high-visibility retail corridor with strong daytime traffic and generous on-site parking. The business benefits from national brand support, consistent customer demand, and a balanced owner/operator-friendly model.

The sale includes all business assets, goodwill, leasehold improvements, and FF&E (furniture, fixtures, and equipment). The buyer must receive franchisee approval and complete franchise training via the brands on-boarding program.

This clean and proven operation is an attractive option for owner-operators, existing multi-unit franchisees, and investors seeking a brand-backed food service model in an established market.



FRANCHISE OPPORTUNITY | TURNKEY BUSINESS

PARADISE, NL

INVESTMENT HIGHLIGHTS



- **Strong National Franchise System**

Corporate support with deep brand strength, supply chain access, and ongoing training and marketing support



- **Prime Retail Location**

High-visibility store-front on the high traffic Topsail Road, serving growing residential neighbourhoods and surrounding retail nodes.



- **Complete Turnkey Operation**

Fully fit-up restaurant space (SF TBC), eliminating upfront build-out costs



- **Secure Lease with Favourable Terms**

A professionally managed lease with extension options provides long-term operational stability.



- **Balanced Daytime Business Model**

Focused breakfast/lunch operations with limited hours support consistent work-flows and attractive lifestyle potential.



- **Transparent Fee Structure**

Clear financial model: initial franchise fee, royalties, and advertising contributions clearly defined



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LEASE SUMMARY

The business operates from a high-visibility leased premises in Paradise, NL, one of the region's most active commercial nodes. The unit features a full restaurant build-out with dining room, kitchen, washrooms, and back-of-house areas, and is part of a modern new retail development anchored by national tenants with on-site customer parking. The existing lease is assignable to the purchaser, subject to landlord approval, and provides a secure operating foundation with optional extensions available.

| | |
|------------------|------------------------|
| Address: | Paradise, NL |
| Unit Size: | 3,000 sf (approx.) |
| Lease Type: | Net |
| Renewal Options: | Not applicable |
| Zoning: | Commercial General |
| Parking: | Paved w/ marked stalls |



TURNKEY FIT-OUT

PRIME LOCATION



SECURE LEASE



ON-SITE PARKING



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FRANCHISE OVERVIEW

This is a turnkey daytime restaurant concept, offering a professionally designed space, established customer base, and proven operating systems. The purchaser will receive transition support, operational guidance, and access to all supplier relationships to ensure a smooth takeover.



Comprehensive Training

Get up to speed quickly with on-boarding, in-restaurant support, and ongoing coaching.



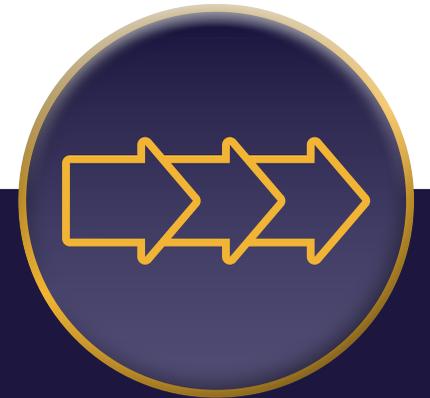
National Marketing

Leverage national and regional campaigns, social media, and brand awareness tools.



Franchise Network

Join a supportive community of franchisees with shared best practices and collaboration.



Streamlined Supply Chain

Access preferred suppliers, brand products, and centralized purchasing efficiencies

LOCATION OVERVIEW

Located in Paradise, NL in the St. John's metropolitan area, this turnkey franchise benefits from strong vehicular traffic, high local visibility, and proximity to established national and regional retailers. The property sits at the entrance to Paradise, one of Newfoundland and Labrador's fastest-growing municipalities, with a strong demographic base of families and professionals.

Surrounded by a growing mix of residential neighbourhoods and commercial developments, this location is well-positioned to capture both commuter and destination traffic. The area continues to attract investment in grocery, food service, healthcare, and essential services, further reinforcing long-term consumer demand.

Key nearby anchors include:

- Sobeys, Shoppers Drug Mart, Starbucks, and other national brands.
- Schools, medical clinics, and community services within a short radius.
- Quick access to Kenmount Road, the Outer Ring Road, and downtown St. John's.

DEMOGRAPHICS | 3 KM

17,476

TOTAL POPULATION

\$108,966

MEDIAN HOUSEHOLD INCOME
(\$75,000 in St. John's)

11,721

DAYTIME POPULATION





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