



HOMELIFE/BAYVIEW REALTY INC., Brokerage

FOR SALE

SALE OF BUSINESS

MLS# E13795442

300 Borough Drive R007, Toronto, ON M1P 4P5

Bendale, Toronto · M1P 4P5

C\$ 149,000

0	0	300	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

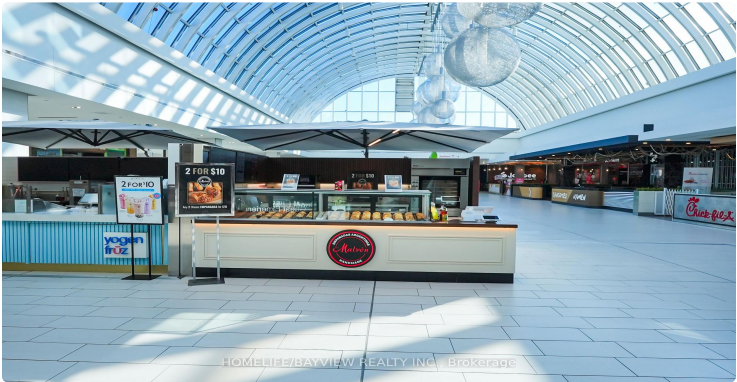
ABOUT THIS PROPERTY

TURNKEY FRANCHISE OPPORTUNITY AT SCARBOROUGH TOWN CENTRE! Exceptional opportunity to acquire a newly established Malvon franchise ideally located in the prime food court at Scarborough Town Centre with High foot traffic near the subway mall entrance. Established in March 2026, the business is already experiencing strong sales growth, currently generating approximately \$35,000/month in sales. Specializing in popular freshly baked empanadas and alfajores, this turnkey concept offers a simple and efficient operation. All products arrive frozen and are baked fresh daily, providing consistent quality with minimal preparation. The business can be efficiently operated by one person, making it an attractive opportunity for an owner-operator or investor. Currently operated as an absentee-owner business, there is significant opportunity for an active owner to further optimize operations. Based on current performance, owner-operator net profit is projected at over \$100,000 annually. Excellent lease structure with 7 years remaining at \$12,000/month, inclusive of TMI, HST, utilities and a dedicated storage room. Prime food court positioning offers excellent visibility and access to consistent mall traffic. Prime Scarborough Town Centre location. A rare turnkey opportunity to acquire a growing franchise in a premier shopping-centre location with a proven concept, streamlined operations and substantial upside for an owner-operator. Please do not speak to staff/customers (absent owner).

PROPERTY DETAILS

PROPERTY TYPE	Sale Of Business
LISTING STATUS	For Sale
PROPERTY TYPE	Sale Of Business
POSTAL CODE	M1P 4P5
NEIGHBOURHOOD	Bendale

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.