

W.W.I

Investment Consulting Group

گروه مشاورین سرمایه گذاری در تورنتو



با سلام خدمت شما دوست گرامی بدینوسیله از علاقه شما به دریافت اطلاعاتی جامع در خصوص املاک تجاری و بیزینسهای متنوع و همچنین سرویسهای ما سپاسگذاریم.

بہتر است کمی بیشتر با ہم آشنا شویم. ما شرکت مشاوره در خصوص سرمایہ گذاری در بخشهای صنعتی، بیزینسی و املاک تجاری هستیم. با ۱۷ سال سابقہ فعالیت در زمینہ کامرشیا.

بہتر است بدانید ما کارشناس رسمی و عضو TREB ہستیم و با داشتن لایسنس کامرشیا REALTOR تلاش میکنیم کہ بہترین سرویسهای پرفشنال را بہ علاقہ مندان ارایہ کنیم.



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سرویسهای ما شامل:

خدمات مشاوره در خصوص راه اندازی بیزینس در استان انتاریو برای تازه واردین به دنیای بیزینس.

راه اندازی بیزینس برای شما به همراه آموزش اصول کلی بیزینس و روشهای بازاریابی و مدیریت.

راهنمایی و مشاوره در خرید بهترین بیزینس با توجه به روحیات و تجربه خریدار.

تهیه طرحهای توجیهی درخواست لایسنس. تماس با ادارات دولتی اخذ مجوزهای لازم و هماهنگی جهت دریافت وام بانکی.

بررسی دقیق درآمد خالص و هزینه های انواع بیزینس شامل، واحدهای صنعتی، کلینیک های پزشکی، بانکهای خصوصی، رستوران ویا کافی شاپ، دفاتر کار، مراکز خرید (پلازا)، انواع فرانچایز| ورزشگاه، تعمیر گاه، پمپ بنزین و مزرعه و همه چیز

مشارکت و مدیریت در پروژههای سرمایه گذاری.

مدیریت و نگهداری از املاک تجاری بدون نیاز به حضور مالک. شامل عقد قرارداد با مستاجرها و تبلیغات برای اجاره. عقد قرارداد با پیمانکاران جهت انجام تعمیرات. دریافت اجاره ماهیانه از مستاجران و ارسال به مالک. بازرسی فصلی ملک و غیره.

ثبت شرکت، گرفتن کد اقتصادی، و مجوزهای لازم.



◆ آیا می دانستید با خرید بیزنس می‌توانید شرایط لازم برای مهاجرت را کسب کنید.

◆ آیا می دانستید در شرایطی با سرمایه گذاری بیشتر می‌توانید تا ۱۰ خانواده را با هم به کانادا بیاورید.

◆ آیا می دانستید پزشکانی که در ایران کار می کرده اند، برای خرید بعضی از کلینیک های پزشکی نیازی به لایسنس کانادایی ندارند.

◆ آیا می دانستید با خرید بیزینس خیلی از هزینه های زندگی خصوصی شما از محل مالیات بر درآمد شرکت شما پرداخت میشود.

◆ آیا می دانستید که کانادا یکی از مطمئن ترین مکانهای سرمایه گذاری در دنیاست.

◆ آیا می دانستید میشود حتی در خواب هم درآمد دلاری داشت.

اگر نمی دانستید مشکلی نیست، با ما تماس بگیرید.

لیست و قیمت برخی از بزنسهای موجود ما را در صفحه بعد ببینید. اگر از هر کدام اطلاعات بیشتری خواستید به این صورت عمل خواهیم کرد. در آمریکای شمالی رسم بر این است که اطلاعات خصوصی انواع بیزینس ها یا املاک تجاری باید طبق درخواست فروشنده بسیار محافظت شود و به هیچ عنوان به غیر از منظور خرید استفاده دیگری نشود. و دوم اینکه شما اگر عضو تیم ما بشوید می‌توانید با پذیرفتن کتبی شرایط پایبند بودن به اصول بزنس، این اطلاعات را کاملتر دریافت کنید.

Real Money Making Business In Hot ' Scotia Plaza'. Open 5 Days & Short Hours. Just On The King Subway Entrance With 2,000+/Hour Morning Traffic. A Morning Break Coffee Place For Subway Commuters. Sales \$6,300/Week & Growing & Growing. Very Easy Operation & Totally Verifiable Good Profit. Full Training Will Be Provided. Lower Rent For The Location. Toronto Price **\$135,000.00**

New Built Mobil Gas Station In Steele And Islington High Volume Traffic Intersection Corner Lot. Growing Business With Further Potential. 4 Dispenser, 10 Nozzles With Two 65K Litre Double Wall Fibreglass Tanks(Half Tank For Diesel) And Air Pump. Car Wash Can Be Applied In Future. 1200 Sq Feet Retail Store With Lottery, Cigarette, Coffee Location: Steeles & Islington Price **\$7,000,000.00**

Optical Store In Busy Plaza At The Intersection Of Bovaird/ Hwy10 In Brampton. Excellent Location With Suzy Sher,Siren & Stitches Fashion Outlet Stores Are In A Same Plaza. Excellent Opportunity To Own A Running Business With Very Low Investment. Lease Rent About \$4000 Inclusive Of Tmi. Optical Store Comes With Eyeglass Frame And Designer Glasses, Doctor Room With All Equipment. List:**\$79,000.00**

Children Art School/Day Camp/Education Business At Hwy 7 & Leslie, The Best Location In Richmond Hill! 1996 Sf Space With Foyer, Front Lobby, 3 Classrooms, 1 Kitchen, 2 Washroom, Gym And Storage Area. Potential Expansion To Any Kids Related Business Such As After School Care/Camps, Birthday Party, Math, Dance, Reading, Music Or Tutoring. List:**\$80,000.00**

16 Well Established Locations With 27 Vending Machines In Toronto/Gta. Owner Willing To Train. All Equipment Is Owned Some New W Warranty Remaining, No Rent To Be Paid. No Warehouse Space Needed Can Be Run From Home. Current Owner Will Be Available For Technical Phone Support And Service Calls. Equipment Value \$40-\$50,000 Est. Gross Income \$60-\$70,000/Year. List:**\$89,000.00**

Social And Sports Centre. Table Tennis 9 Am - Noon Operated By One Table Tennis Member. Leased For Dancing Classes Or Other Activities By Others In The Afternoon. 7:30 Pm - 12 Am Dancing: Mon, Tue & Thu Chartered; All Other Nights Operated By The Seller. Extra Income From Poker, Ma Jiong, Chess, Drink Sales. Rent \$5700. Utilities \$500/M. Projected Net Income About \$80K/Y List:**\$139,000.00**

Turnkey Custom Kitchen And Woodworking Shop With Showroom Offering Custom Kitchen Cabinets, Countertops, Vanities, Wall Units, Custom Bar And Much More. Fully Equipped Workshop To Create Custom Made Kitchens And More. Located In The Concord With A Very Reasonable Monthly Rent And Long Term Lease, Priced Considering All Equipment. Fully Functional Space. List:**\$150,000.00**

Strong Following Of Loyal Customers And Serves Coffee/Tea/Drinks/Desserts/Cakes/Sandwiches And Soups. Located In High Traffic Corner Of Wellington/Bayview. Class A-Property Anchored By Longos. Other Prominent Tenants Include Cibc, Bmo, Mastermind Toys And More! Lots And Lots Of Traffic. Rent \$5692.05 + Hst. All Chattels And Equipment Included In Price. Up To 45 Seats. List:**\$155,000.00**

Mexican Fast Food Franchise Located At One Of The New Markets Busiest Intersections. Heavy Traffic From Nearby Office Towers, Shopping Centers & Residentials For Lunch & Dinner. High Schools, Movie Theater & Sports Arena Keeps Traffic. Restaurant Seats 30 In 1315 Sqft Including Kitchen & Storage. Same Owner Has Been Running Business Happily Since Last 5 Yrs. List:**\$159,000.00**

Beautifully Renovated Restaurant Located In The Heart Of Kensington Market. Restaurant Come With A Huge Kitchen Perfect Space For Catering And Retail. Transferable Llbo For 21 Interior And 18 On The Patio. Seating Capacity Interior From The City Can Accomodate Over 30 Ppl. List:**\$169,000.00**

Turnkey Bowling Alley In The Heart Of Uxbridge. Twelve Lanes Of 5 Pin Bowling, Snack Bar With 176 Seat Liquor License, Leased Pool Tables, Darts, Leased Arcade Machines. Fall Leagues Already Signed For Next September. Excellent Frontage. List: **\$170,000.00**

Turnkey Pharmacy For Sale, Rare Opportunity In Downtown Brampton! Densely Populated Area Adjacent To 2 Seniors Buildings, Walk-In-Clinic In Premises With 3 Day Tele-Medicine. 2 Fully Equipped Exam Rooms, Office, Basement. Rent Only \$1550 Pm + Hst. Doing Approx. Rx. 800-900/Month And Sale About 18,000-20,000 Per Month. Now Blister Pack 9 Pt. Lease 5 Year Plus 25 Year Renewal List: **\$198,000.00**

In Central Newmarket. In Business Since 2006! Your Opportunity To Own An Already Established Yoga Studio & Wellness Center. Total Of 3294 Sq Ft. 7 Different Income Producing Therapy Rooms. All Yoga Equipment & Air Exchange Included In Sale. Over 300K In Leasehold Improvements! Also Registered As A Certified Teaching Training Studio. www.Yogasource.ca List: **\$199,000.00**

Established & Busy Full Service Gas Station Located At Toronto. New Led Lights For Canopy, New Dispensers 2014/Newer Lines/Drive Thru. Profitable Business, Convenience Store. 3 Regular Tanks, 2 Diesel, 1 Premium All Fiber Glass. Rent Expense Approx. 85K Annually. 1 Propane Tank W/2 Hoses. 1.4 Million Gas And Di Esel Liters Annual, 1 Million Liters Propane Annual, 200K Store Sales. List: **\$209,000.00**

Turnkey Pharmacy For Sale, Sale Of Business. Brampton Surrounded By Condo Buildings And Residential. Inventor Worth Approx. \$60,000 Included In Price. 6 Day Tele-Medicine. Full Office /Dispensing Room. Handicap Washroom, Store/Washroom For Employees. Potential For Walk-Clinic, Methadone Clinic . Rent Only \$23.5 Psf+Tmi(\$12)+Hst. Lease 10 Year Plus 10 Year Renewal. List: **\$229,000.00**

Rare Opportunity To Invest In This Already Operating Dairy Queen Grill & Chill Restaurant With A Drive Thru! Fantastic Location With Great Street Exposure Surrounded By Residential Homes, Other Retail & Offices! This Restaurant Seats Approx. 45 With Ample Parking Space. Easy To Operate & Be Your Own Boss! Current Owner To Assist In Franchise Approval & Training! List: **\$249,900.00**

Perfect Business For New Comers. Short Hours Sale \$ 20,000.00 Per Month Some Wash N Fold And Dry Cleaning.(Rent \$ 1949.25 Per Mth Included Tmi & Hst.Wow) Insurance\$ 150.00 Per Mth. Water Hydro,& Gas \$ 3,200.00 Per Mth. Average Maint. 100.00 Per Mth Wages \$ 2000.00. Further Buyer Has To Find Out The Net. If Buyer Open Long Hours Then Revenue Will Be More. List: **\$259,000.00**

Kitchen Cabinet Factory, Fully Assembled. Move In & Start Production. Owner Will Stay On & Train.Owner Selling Due To Ill Health. List: **\$280,000.00**

Vancouver Sangack Bread - A Traditional Persian Bread Bakery Is Now Available For Sale. This Business Has Been Operational In Toronto For Over 12 Years. Including All Equipments, Very Loyal Customers, With Prominent Distribution To Persian And Arabic Community. Low Monthly Lease Of \$1631.22/Month Incl. Hst + Tmi. Don't Miss Opportunity To Purchase This Turnkey Business!! List: **\$280,000.00**

Amazing Multi Unit Business Specializing In Granite & Marble-Kitchen Countertops. Custom Home Remodeling. All Types Of Semi-Precious Mineral For Slabs. Very Profitable & Established Business. Been Around For Over 15 Years. Large Warehouse With Drive In Doors & High Ceilings. Financing Is Available. Close To All Amenities Such As Transit & Hwys List: **\$350,000.00**

Own Your Very Own Wimpy's Diner! Turn Key Franchise Opportunity In A Very Busy Location, Money Making Business. All Financials Can Be Provided For Serious Buyers Only. Lease Term Has 4 Years Remaining With 2 Five Year Options. Monthly Rent And Tmi Is \$6,340 (Includes Hst And Water). Please Be Discreet. Do Not Talk To Customers Or Employees. Lots Of Free Parking. List: **\$399,000.00**

Established & Busy Gas Station in Toronto. New Pumps, New Lines. Profitable Business, Convenience Store With Walk-In Cooler, Counters. 3 Underground Tanks: 50,000 L Regular; 25,000 L Diesel; 25,000 L Premium. Approved For New Country Style Donuts/Coffee Counter! Gas Sales Approx. 3.5 Million, Average 6-8 Cents A Litre, Lease Approx \$6000 List: **\$499,000.00**

Beautiful Pharmacy With Space For Doctor's Office Located At Prime Intersection In High Density Area. Over \$250K Spent On Renovations. Currently Doing 14,000 Rx/Year With Short Hours: Mon-Fri 10Am-6Pm; Sat 11Am-1Pm. Closed Sundays & Holidays. Currently Negotiating With Doctors - 3 Rooms For Doctors To Use. Next To Dentist Office, Chiropractor, & Animal Clinic. List: **\$525,000.00**

Asy And Profitable Business. Everyone's Dream. Not Too Big Nor Too Small, A Very Profitable & Efficient Coin Laundromat Located In A High Traffic Sheridan Mall. Lots Of Parking. Very Low Gross Rent \$5,523 Per Month That Incl. Tmi & Water. A Water Bill Could Cost You \$2,000 Per Month Or More That Is Included In This Rent. Long Lease(16 Years). A Well Run & Maintained Business. Opportunity!! List: **\$579,000.00**

Profitable *Esso** Gas Station With Franchises: Countryside Self/Serve, Yogen Fruz, Convinience Store. Land Is Not For Sale. Double Wall Fiberglass Tanks. Volume 3.6 Million Litres, Lots Of Potential. Open 24/7. Long Lease To Esso. Great Location, Close To 401 And Dundas St. List: **\$599,000.00**

Purchase Free standing property, Insulated 20 X 34 Ft Garage On Large 66 X 159 Ft Lot On Main Street Town Off A Highway & Within 1 Hr Toronto. Large Paved Parking Area. Immaculate Property. Successful Business Run Here For Over 37 Yrs & Could Be Negotiated On Top Of Property Purchase. Owner Willing To Help With Learning And Training. Property Uses: Motor Vehicle Sales And/Or Rental List: **\$599,000.00**

Business Located In Prestigious Beaver Creek Business Park. Excellent Exposures, Well Established And Easy To Operate With A Loyal And Growing Customer Base. Plenty Of Parking Spaces., Easy Access To Hwy 407 And 404. Extras: Financial Statements And Chattles List Are Available. List: **\$600,000.00**

Turnkey Ultrasound Clinic, Toronto, Ohip Billing And Radiologist Cashback, Rare Opportunity To Own A Recession-Proof Business. Stable Income Stream For Investors Or Self-Employed Sonographers. List: **\$695,000.00**

Existing Physician Practice With Gross Income Of \$700,000 (2018), And Net Income Of \$300,000 (2018). The Practice Comes With An Existing Registered Nurse Whose Salary Is Subsidized By The Government. Clinic Operating Hours Of M-F 12Pm-4Pm Much Opportunity To Expand Revenues And Also Add More Gps To The Clinic. On-Site Pharmacy For Patient's Convenience. List: **\$900,000.00**

Investment Opportunity With Two Leased Apartments (Each Has Two Bedrooms & Two Bathrooms) Plus A Fantastic Completely Established Restaurant. Gas Bill And Water Bills Paid By Tenants Apt-A Rent: \$1,300 Per Month, Apartment B Rent \$740 Can Be Increased By Renewal. Restaurant Including Hst: \$2,898.45 And Will Be Increased. Property Insurance: \$2,749 Per Year. List: **\$945,000.00**

Great Location. Good Opportunity To Own Your Building! Great Exposure On Busy Dundas Street. Close To Subway Station. Live And Work In The Same Location Or Can Be Rented For Income. Close To Kipling Subway Station. Excellent Busy Street For Any Business. Store Retail Use As Dentist Office, Ample Parking In Front, Condo Across From Plaza, 2nd Floor Can Be 2 Bedroom Rental Apt. List: **\$999,999.00**

Freestanding Commercial Property In The Heart Of Woodbridge. Excellent Street Exposure And Frontage On Kipling Avenue. Ample Parking At The Back With Up To 16 Stalls. Suitable For Many Office And Retail Uses Such As Law, Accounting, Dentist Etc. First Floor Open Concept With Second Floor Offices And Basement Storage. List: **\$1,348,000.00**

Turn Key Horse Farm Ready For Business. The Property Consists Of 2 Parcels Of Land (Separate) Being Used As One Farm. Indoor Riding Arena, Hay Storage, 14 Stall Barn, Sand Ring, Multiple Paddocks. Proforma Business Income Statement Available Upon Request. Numbers Are Based On Previous Business Run By The Owner. List: **\$1,399,985.00**

Detached Building With Intersection Exposure. Ttc At Door Step, Uptown Go Station Steps Away. 25.77' Frontage, 125' Depth, 2200 Sqft Per Floor + Full Basement With Walkout And 2 Parking Spaces. Under Construction "Weston Community" 370 Suite Rental Building By Rockport, Including An 8,500 Sqft Community Cultural Hub And 12,000 Sqft Community Open Space For Weston Farmers Market. List: **\$1,589,000.00**

Magnificent Investment Property W/ Existing Tenants. Ground Floor 2 Separate Units W/ Approx. 1,700 Sq Ft Of Retail Space. 2 Separate 2 Bedrm Apartments On The 2D Floor. Separate Entrance To Basement. Front, Back Entrances To Stairs To 2nd Flr Apartments And Basement. 4 Separate Hydro Meters. 8 Parking Spaces. Multi-Purpose Opportunity. Etobicoke Neighbourhood Income \$102,000 List: **\$1,679,000.00**

Licensed For 13 Beds Retirement Home, Known As The Greenway Lodge Retirement, Seller Will Train. Financial Statements And Rent Roll Will Be Available To Interested Buyer. Lots Of Potential For Owner Operator. Property Is Completely Renovated And With Expansion Plan Available. Licensed By Rhra, A Quiet Public Park With Lakefront. Another Possibility, To Rebuilt For Individuals. List: **\$1,690,000.00**

Rare Opportunity To Buy An Operating Car Wash In The Gta. Recently Constructed, State Of The Art Facility, Located In Front Of Newly Expanded Super 8 Hotel, Next To A Brand New Esso & Pizza Pizza, Tom Hotonr's, Mcdonalds, & Others. High-Traffic Counts On Steeles Avenue West. Owners Are Looking To Retire From Business. List: **\$1,700,000.00**

Excellent Opportunity To Own A Well Established And Beautifully Maintained Trailer Park On A 20 Acres. Property Also Includes A Large Brick Bungalow At The Front Of The Site. Currently 56 Existing Sites With Room To Expand. Trailer Park Features A Rec Center, Outdoor Storage, Sales Area, Pool, Pond And More. Just Too Many Features To List! Great Location On Highway 48 List: **\$1,850,000.00**

Almost 4000 Sq Ft Of Space -2 Units Combined Into One Busy Medical Centre. Heavy Traffic Plaza On Rexdale Blvd. Hundreds Of Thousands Spent On Build Out For Current Use. Close To Hwy 427, 409, 401 And 407. Plenty Of Parking In Plaza Sale Of Property Only - Current Owner To Stay On With Long Term Lease Back Agreement. List: **\$2,149,000.00**

10 Bed Licensed Senior Residence In Operation Since 2009, With Full-Time Staff In Place Featuring 3800Sf Of Updated Comfortable Assisted Living. This Is A Highly Recommended Facility Through The Region's Hospitals And Agencies With An Excellent Reputation For Providing Top Notch Senior Care. Owner/Administrator's Residence Features Over 3000Sf Of Exquisite Living Space. List: **\$2,188,800.00**

A Very Well Nurtured Doing Exceptionally Well With High Roi. Only 40 Mins East Of Toronto. One Acre Property With Convenience Store And 2 Storey 3 Bdrm Apartment And Potential Income From Main Floor Commercial Space. 4 Tanks With 2 Regular And 1 Supreme And 1 Diesel. Average Annual Sale Of 5.5 Mn Litres. Convenience Store Daily Sales @2700. Low Cost Hydro \$400P/Month List:\$2,300,000.00

Small Plaza With Busy Coin Laundry, Ran By Owner Of Plaza And Convenience Store Rented Separately To Tenant For \$2770/Mo Including Hst. Surrounded By Many Apartment Buildings, Newer High Efficiency Equipment With Low Maintenance. Total Gross Income Including Rental Is About \$260,000 (As Per Seller). Weekly Gross Sales From Laundromat Is About \$4500. 13 Parking Spaces List:\$2,660,000.00

Excellent & Rare Investment Opportunity! Well Cared For Plaza In Toronto Consisting Of 7 Stores.Very Long Term Tenants On Month-To-Month,Opportunity To Increase Net On Most Units.New Roof 2018,Rooftop Furnace Less Than 5 Years Old,Great Exposure,Busy Corner Freestanding Plaza At Eglinton/Mason.Dentist,Bar,Convenience Store,Take-Out,Bakery.Diversity Of Business In Plaza, List:\$3,380,000.00

Attention Investors: Don't Miss This Amazing Opportunity To Own A Hands Free Retail Plaza In The Heart Of Downtown Ajax! Plaza Has Five Units Totaling 16,700 Sq. Ft. Including Lower Levels. All Long Term Tenants In Place. Ample Parking & Public Transit On Site. Tenants Pay Their Own Utilities. This Property Is Being Offered At A 5.5% Cap. List:\$3,850,000.00

7.75 Acres On The S/W Corner Of Bathurst & Hwy 11/Yonge Outdoor Storage, Perfect For Future Development.Live In Or Rent Out This 4+2 Bdrm,2 Bth Bungalow That Has Been Meticulously Maintained By Owner,Sep Inlaw Suite In Bsmt,2 Heated & Insulated Freestanding Buildings Perfect For Storing Trailers,Motor Homes Or Sand/Gravel/Soil.Great Income-Approx \$150,000 Year. List:\$7,000,000.00

Gas Station W/C-Store & Multiple Tenants On Steeles Ave In Toronto, 1.7 Acres, 4 Road Entrances, Stable Income Stream, Long Leases (Car Dealership,Truck Repair & Parking, Tire Shop, Rooftop Sign, & 2nd Floor Office), Hasty Market W/Lotto 649, 4 Pumps (8 Nozzles), 2 High-Speed Diesel Pumps For Trucks, Dwfg Tanks & Lines. Seller Is Willing To Lease Back Gas Station & C-Store Business. List:\$8,399,000.00



برای دریافت اطلاعات کاملتر در خصوص هر یک از موارد فوق شامل محل بیزینس، درآمد، فروش، هزینه ها، دوره های آموزش و غیره لطفا تماس بگیرید.

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