



**FOR SALE**

**114 CUMBERLAND ST, TORONTO**

**\$299,000**

**\$7,081 Gross Rent**

**1,165 Sq Ft**

**Licensed Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## INDULGE CAFE AND BAR

Beautiful licensed cafe/restaurant on Cumberland in a prime Yorkville location. Located right on the strip and surrounded by some of Toronto's best restaurants, hotels, and shopping. Street patio and a cozy covered seating area.

This is a very popular business with very impressive sales and income on top of the owner's salary. Available as the current brand or it can be converted to another use, concept, cuisine, or franchise.

Great lease rate of \$7,081 gross rent including TMI with 3 + 5 years remaining. Licensed for 45. 1,165 sq ft layout that is easy to run and manage with minimal staff. Please do not go direct to speak to employees.



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





## OTHER LOCATIONS:



### S'CREAM ICE CREAM + COFFEE

- Consistent sales and profits in Yorkville
- 1,800 Sq Ft
- \$13,274 Gross Rent
- Licensed for 33



### GERRARD ST BAKERY

- Cafe & Bakery
- 1,000 Sq Ft
- \$3,318 Gross Rent
- Multiple ovens and 1 walk-in fridge



### ZAZA ESPRESSO BAR & GELATO

- Modern cafe with a big patio
- 990 Sq Ft
- \$4,424 Gross Rent
- Licensed for 19 + 45 on Patio

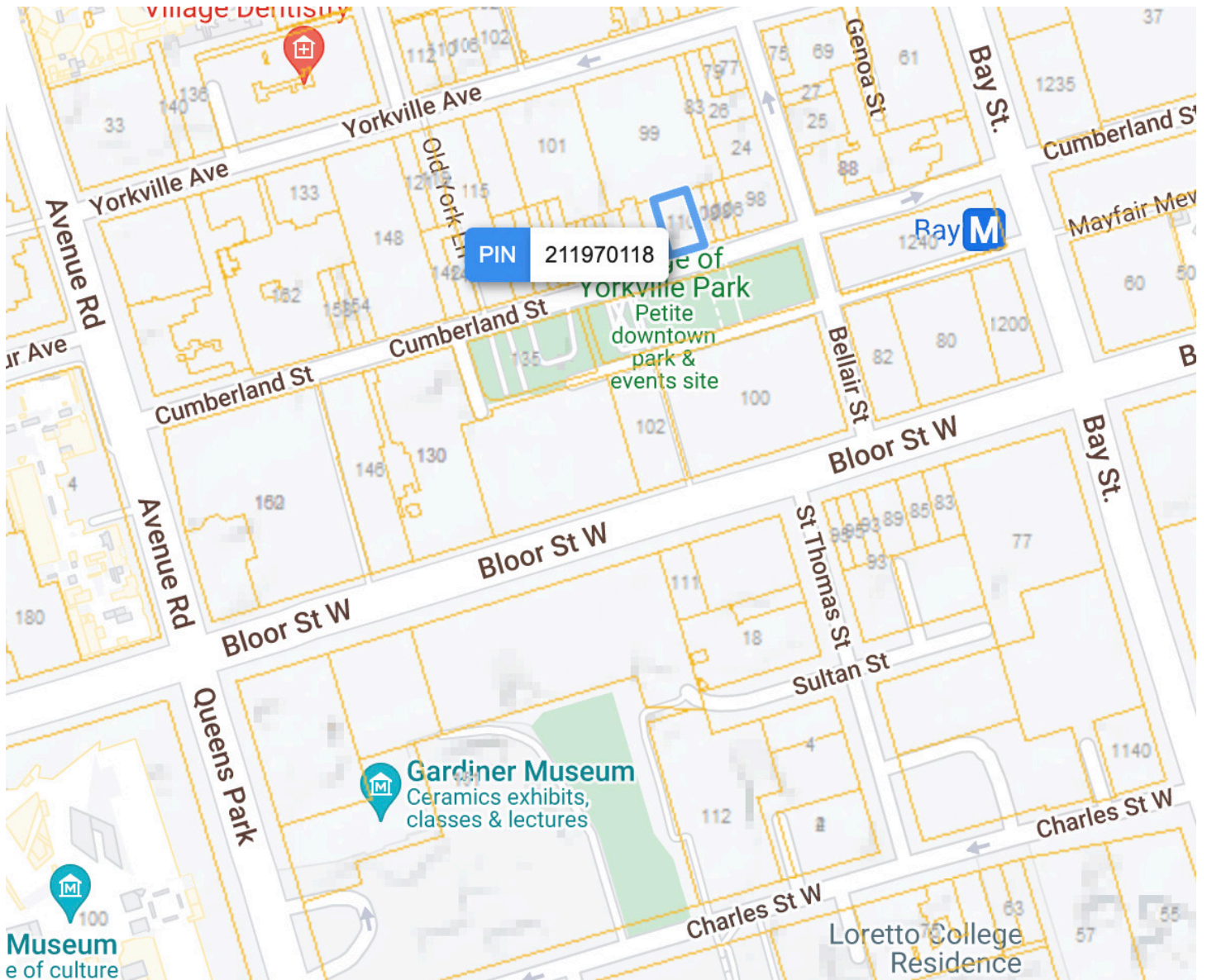


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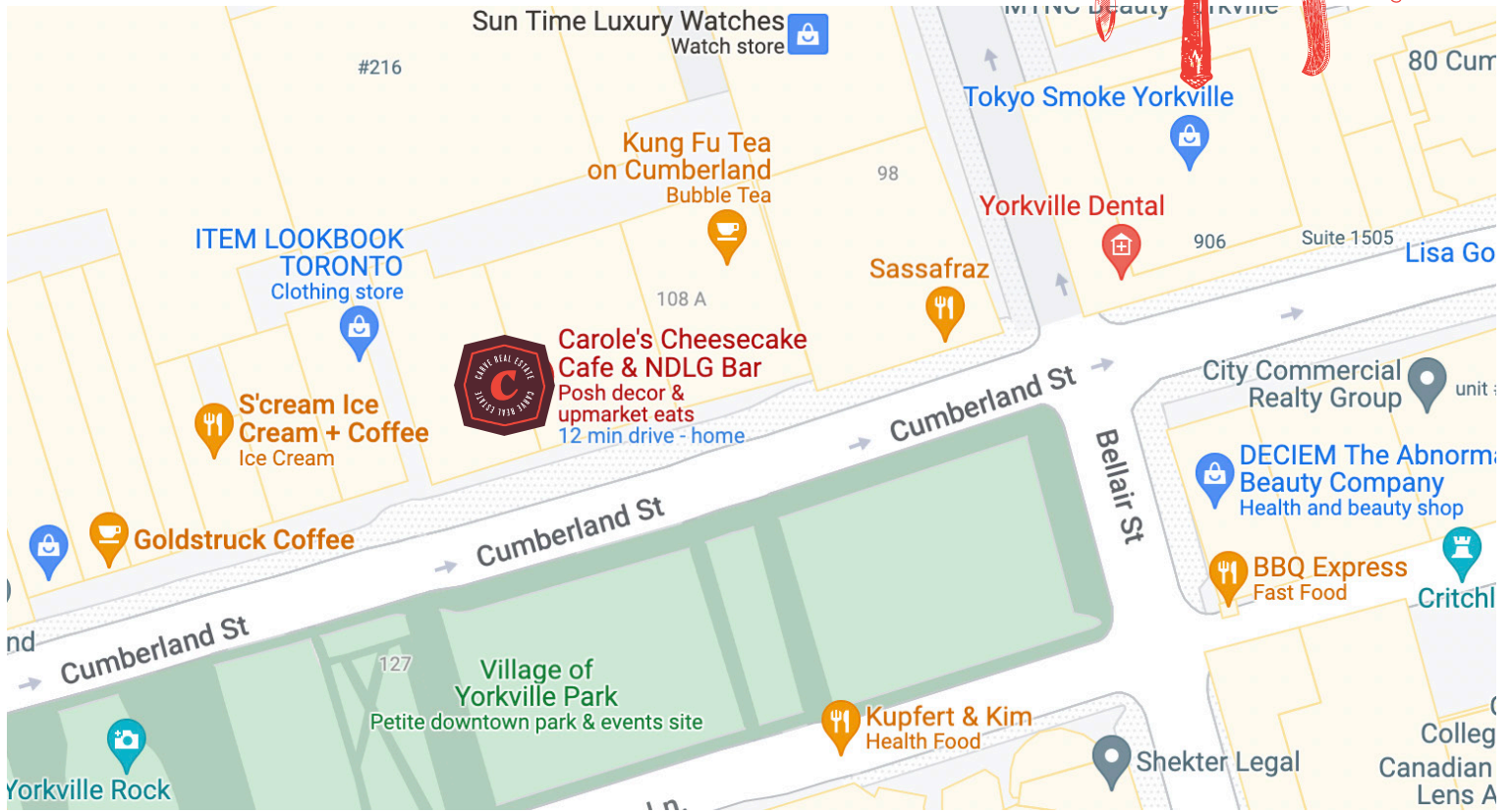


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## BUILDING DETAILS

Yorkville is downtown Toronto's premier neighbourhood with many of the city's top AAA tenants. The average income is one of Toronto's highest and it is a culinary and shopping mecca known for its people watching.

The patio is on the northern sunny side of Cumberland and is very busy throughout the warm part of the year. This exact location on Cumberland is ideal as this is more or less the center of Yorkville.

**Property Details:** The unit is in excellent condition and has great leaseholds and equipment. The business has always been busy and everything has been maintained, upgraded, or replaced.

There are 2 walk-ins and all of the necessary equipment to operate this business or a similar one.

### LOT SIZE

**Frontage:**  
49.95 ft along Cumberland St

**Depth:**  
Approximately 80.00 ft

**Dimensions:**  
48.70 ft x 80.13 ft x 49.25 ft x 80.14 ft

**Size:**  
3,918.06 ft<sup>2</sup> (0.090)



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