



FOR SALE

858 EGLINTON AVE E, TORONTO

\$149,000

\$10,028 Gross Rent

2,400 Sq Ft

Quick Service Restaurant

CONSPIRACY PIZZA

Conspiracy Pizza is available in a great location on Eglinton directly in front of the Laird Crosstown stop in Leaside. This is a turnkey quick service restaurant that has multiple stations set up and 4 different "ghost kitchen" concepts that currently help subsidize the rent. Do you want the entire 2,400 sq ft for your own concept? No problem. Keep the brand and sublease to other businesses to pay the rent? Also an option.

The back kitchen has a big 17-ft long commercial hood along with 2 walk-in fridges and 1 freezer. There is a ton of storage, office space, prep area, and other QSR concept setups on premise with a fully useable basement that is larger than the main floor.

Lease rate of \$10,028 gross rent including TMI with 2 + 5 + 5 years remaining. Seating for 30 + 20 on the seasonal patio. Lots of signage and 2 parking spaces behind the unit with street parking in front. Please do not go direct.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



CIAO ROMA

- Licensed Pizzeria
- 1,950 Sq Ft
- \$3,900 Gross Rent
- Licensed for 28



MEZA RESTO BAR

- Licensed Restaurant with Patio
- 2,400 Sq Ft
- \$7,522 Gross Rent
- Licensed for 96 + 30 patio



PIZZA E PAZZI

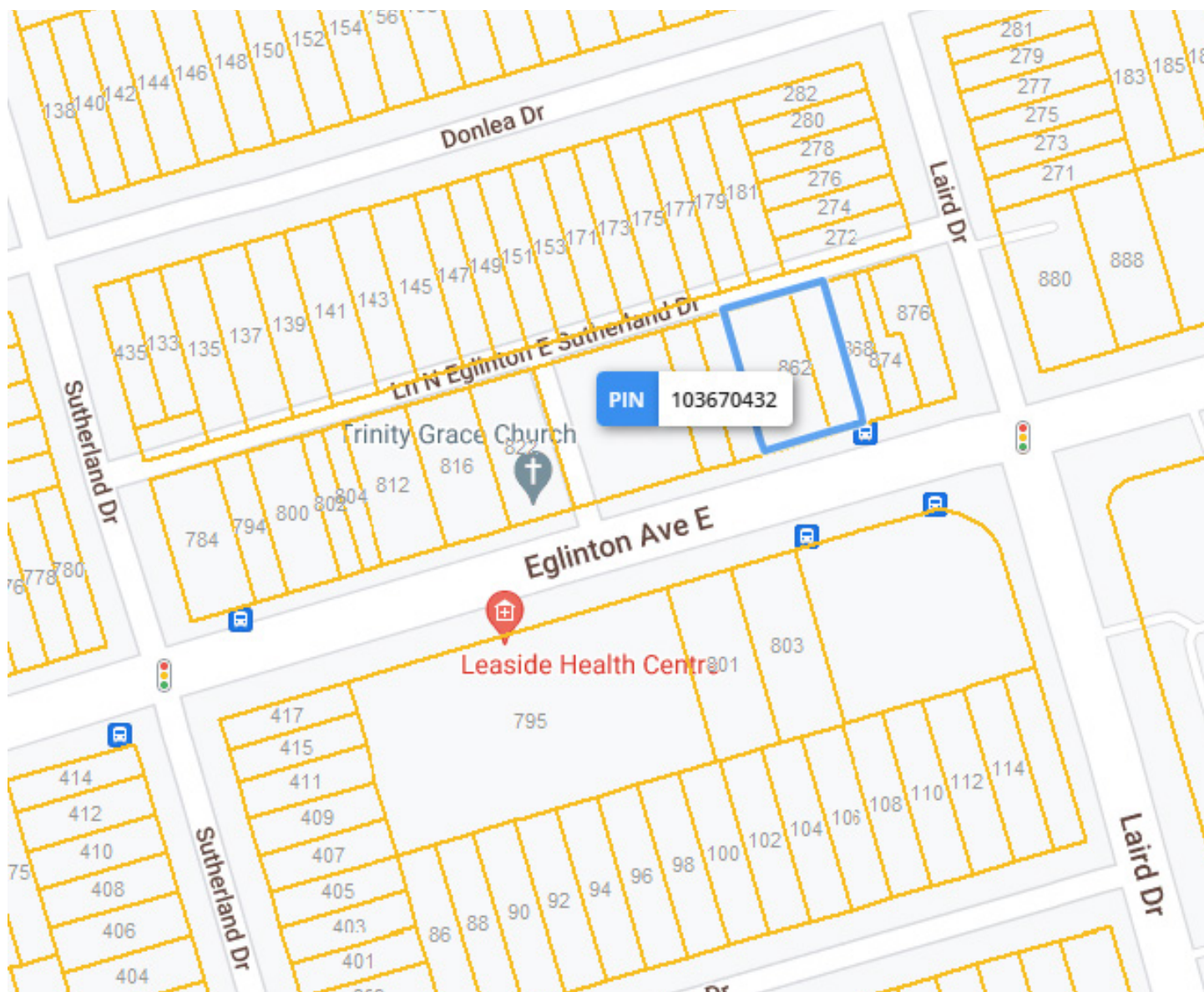
- Licensed Restaurant & Pizzeria
- 1,800 Sq Ft
- \$4,070 Gross Rent
- Licensed for 65 + 25 Patio



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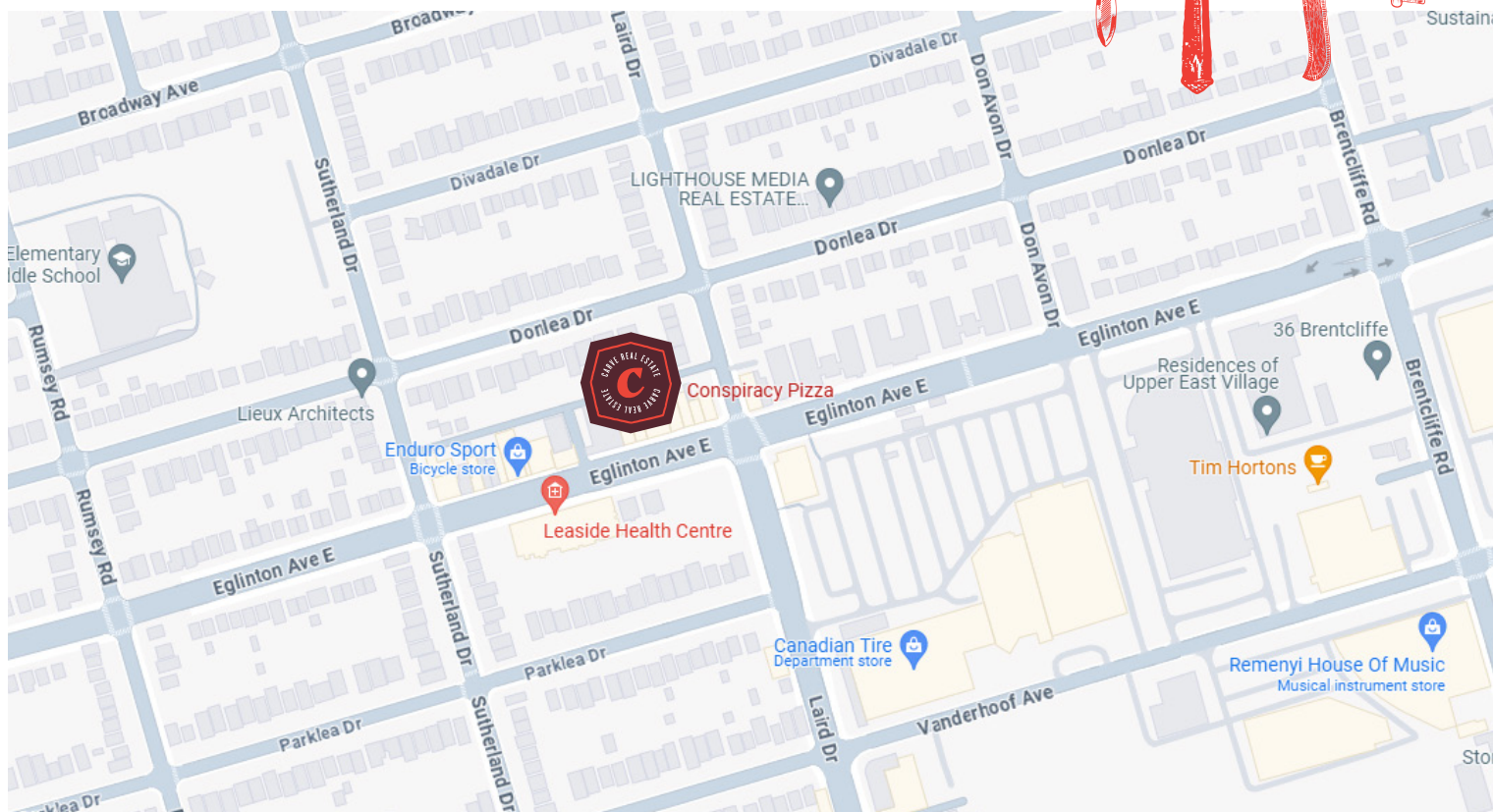


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BUILDING DETAILS

This area has seen a lot of construction with the long installation and buildout of the Crosstown Line/Subway Line, but that work is now done. The station is built and it is due to start bringing a whole lot of commuters to your front door. On top of that you have Leaside and the growing project at Don Mills and Eglinton to the west giving you an excellent delivery and app radius.

This unit was originally built for one operation however it has been modified to house a number of food businesses. There is a sushi QSR and a cafe in the front area alongside Conspiracy Pizza and more businesses are run out of the back area as “ghost kitchen” concepts. Great for helping to subsidize the rent, or utilize the entire space for your own concept.

The brand, recipes, and goodwill are all to be provided along with training. Great opportunity to start your own brand or takeover a successful one.

Property Details: This unit is in excellent condition and there is a ton of prep room and storage down below. Direct access to the back parking area at two points from downstairs.

LOT SIZE

Frontage:

28.00 ft along Eglinton Avenue E

Depth:

Approximately 110.00 ft

Dimensions:

78.02 ft x 110.11 ft x 78.02 ft x 110.10 ft

Size:

8,589.59 ft² (0.197 ac)



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