



FOR SALE

210 AUGUSTA AVE, TORONTO

\$299,000

\$45 per Sq Ft Gross

6,560 Sq Ft

Supermarket & Kitchen

KENSINGTON MARKET

Kensington Market's counter-culture neighbourhood has no interest in big box, making this an ideal space to create an independent grocer or a bustling hawker market. 6,560 sq ft, with ample space for sub leasing to vendors to help offset the better than average rent. The full basement is high and dry poured concrete and is spacious enough to fit a bowling alley.

On the main floor the gorgeous industrial space is offset by natural wood and steel beams, with skylights bringing in sunshine all year round. The ceiling has been reinforced so the roof is just waiting for a permit to be expanded on.

\$45 per sq ft gross rent with a new 5 + 5 term. No demolition clause. Full commercial kitchen, tons of refrigeration and storage, top-of-line equipment, and zoned with a supermarket permit. Properties like this don't come along very often.

READY FOR SECONDS?

Call me to discuss this listing today.

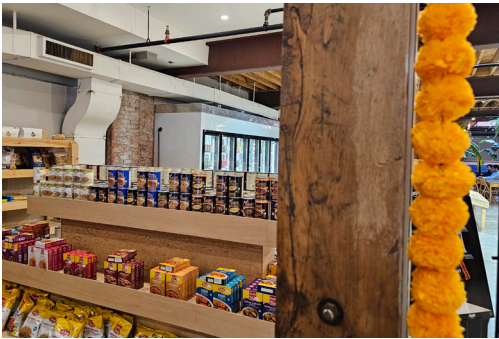


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OTHER LOCATIONS:



DAMASK RESTO MARKET

- QSR - Market - Bakery
- 2,473 Sq Ft
- \$8,155 Gross Rent
- Seating for 24 + 12



MARK'S FINE MEATS

- Butcher Shop Deli
- 1,400 Sq Ft
- \$3,500 Gross Rent
- Market Seating



CONSPIRACY PIZZA

- Quick Service Restaurant (QSR)
- 2,400 Sq Ft
- \$10,028 Gross Rent
- Seating for 30 + 20 Patio

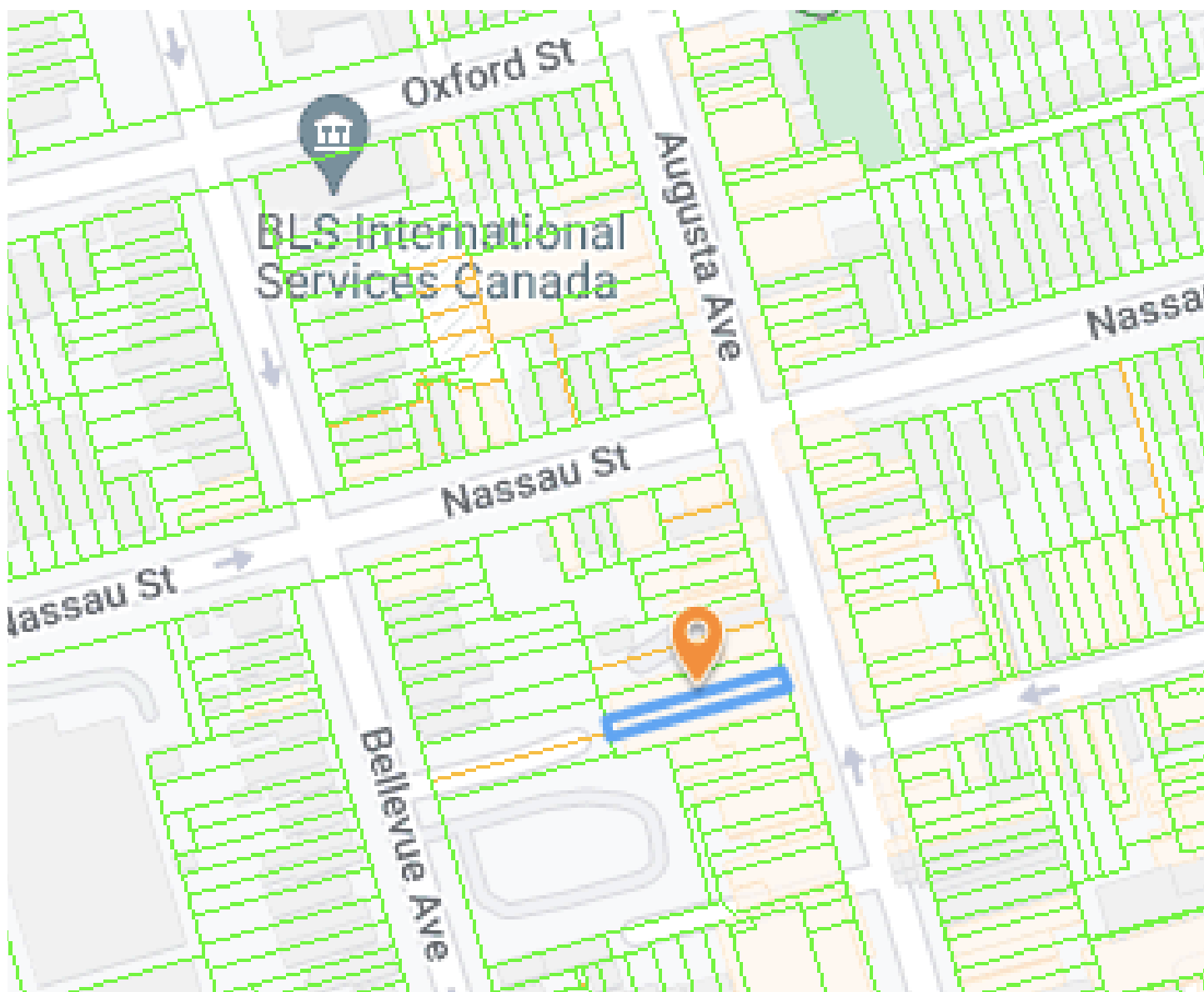


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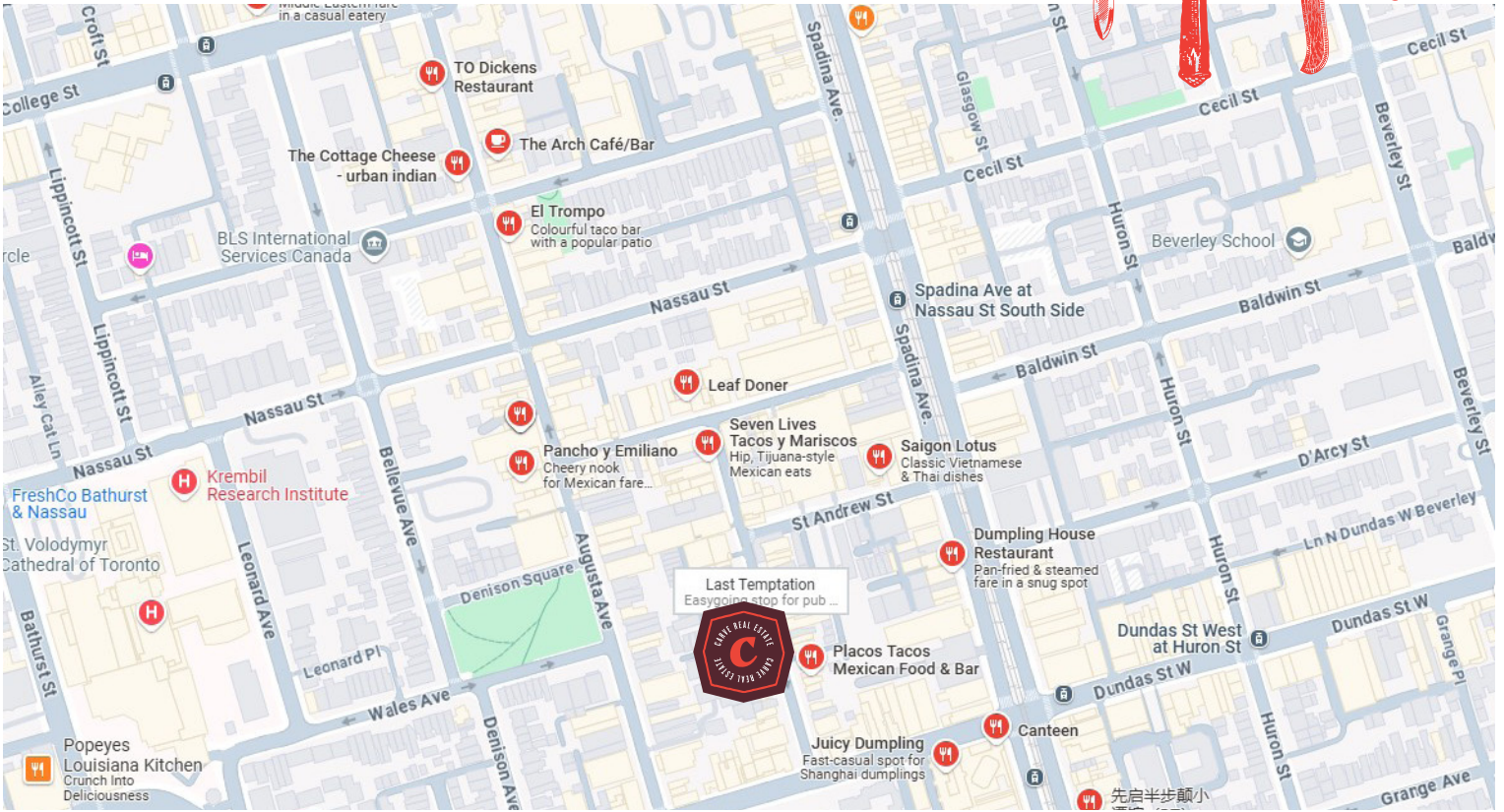


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BUILDING DETAILS

Toronto's one and only Kensington Market. This restaurant has an excellent west-facing frontage right at the top of Augusta, giving it a premier location right off of College Street where the most pedestrians enter the neighbourhood.

This is the middle of the market and the foot traffic is constant all day long.

Property Details: Brand new lease to be given with term. Great opportunity for a new business looking to get into one of Toronto's premier neighbourhoods.

Skylights and high ceilings with the exposed beams give the space a ton of character. Full basement with storage, refrigeration, and more.

LOT SIZE

Frontage:
15.88 sq ft along Augusta Ave

Depth:
Approximately 149.13 sq ft

Dimensions:
149.13 ft x 15.88 ft x 149.11 ft x 15.79 ft

Size:
2,357.29 ft²



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