



**FOR SALE**

**1560 AVENUE RD, TORONTO**

**\$299,000**

**\$8,849 Gross Rent**

**1,700 Sq Ft**

**Licensed Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## ME VA ME

Turnkey quick service restaurant (QSR) that is in a prime corner location on Avenue Road, just a few blocks from major Lawrence intersection. The property boasts a full commercial kitchen with a 13 foot hood, large grill, double fryers, two shawarma spits and a Rational oven. There are also 2 walk-in fridges, 3 washrooms, 1 parking spot and a high and dry basement.

Double front door with vestibule, vital for heat retention during the winter months. Clean and bright dining room with wraparound floor to ceiling windows and plenty of booth seating.

\$8,849 gross and 6 + 5 remaining on lease term. 1,700 sq ft and licensed for 30 people. Royalties of 6% and 1%, or available for rebranding to different concept, cuisine or franchise.

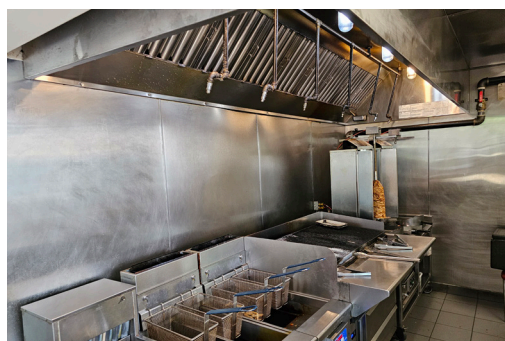


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## OTHER LOCATIONS:



### OLD AVENUE RESTAURANT

- Profitable and high performing restaurant
- 1,700 Sq Ft
- \$7,230 Gross Rent
- Licensed for 28 + 12



### MEZA RESTO BAR

- Gorgeous licensed restaurant with patio
- 2,400 Sq Ft
- \$7,522 Gross Rent
- Licensed for 96 + 30 patio



### LA CRÊPE

- Popular authentic French crêperie
- 570 Sq Ft
- \$6,371 Gross Rent
- Seating for 6

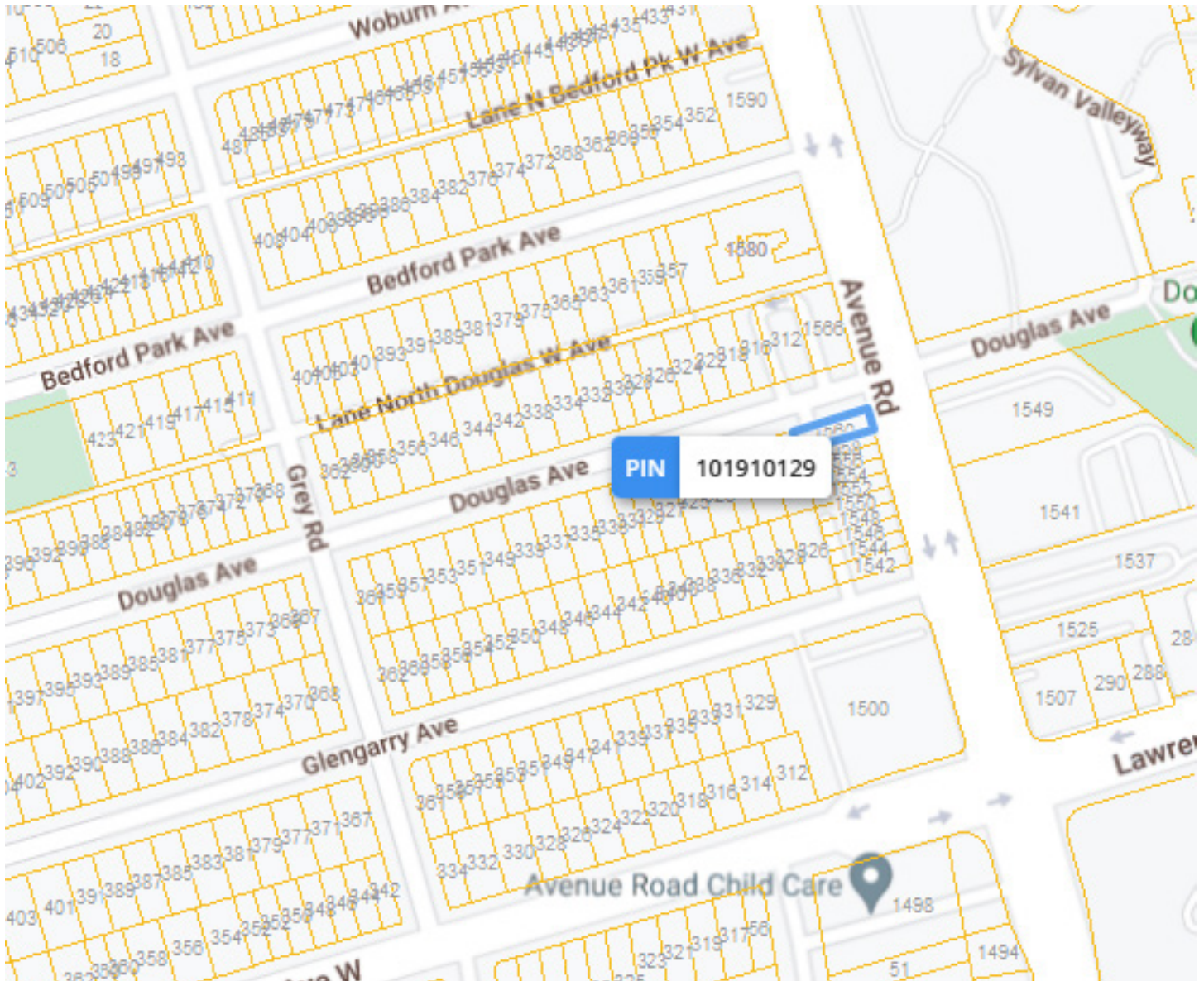


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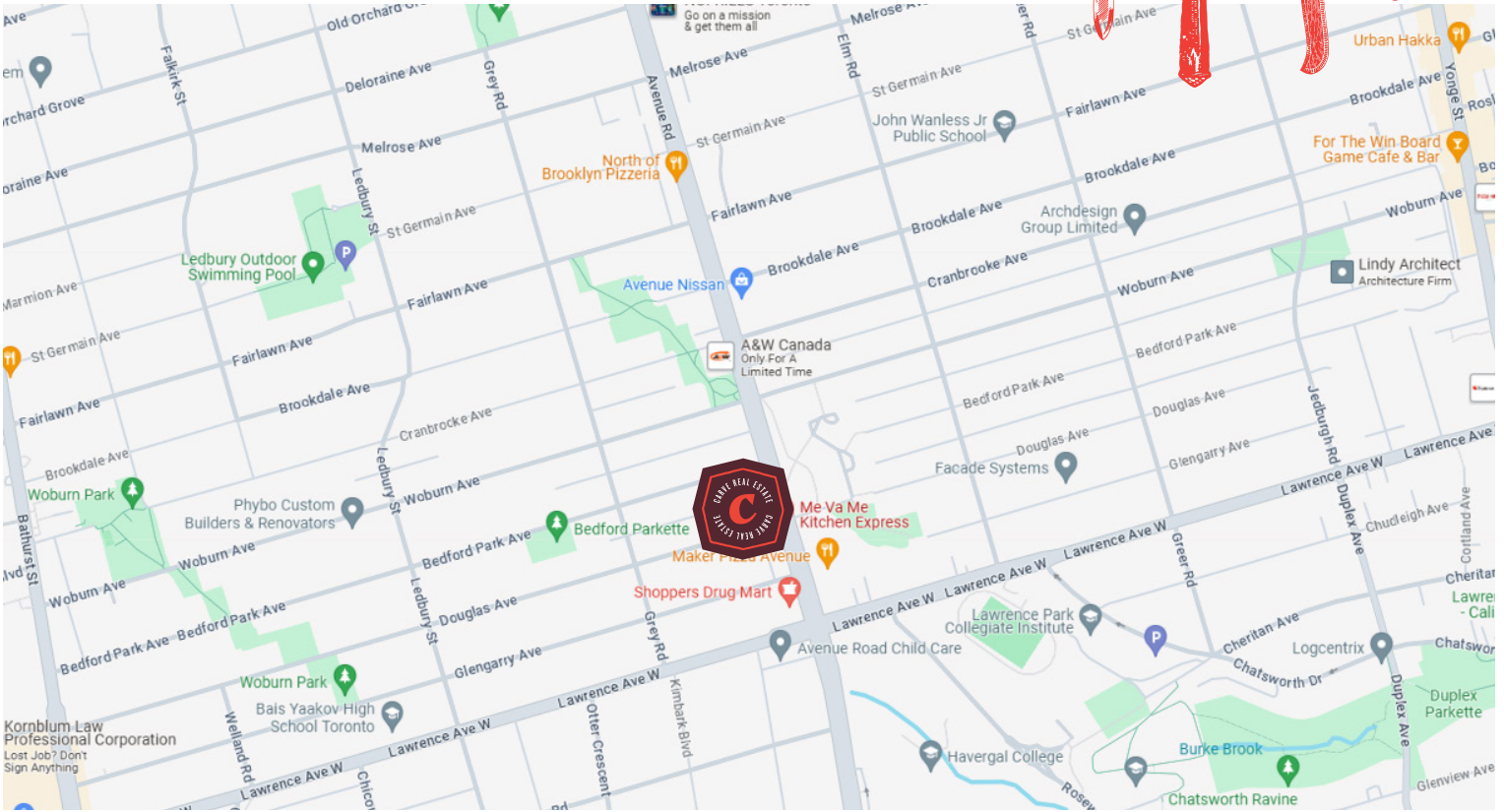


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## BUILDING DETAILS

The base of a red brick mixed use building, this location currently houses a prominent fresh casual QSR concept that is available for a qualified buyer to take over, or ready for rebranding. A former pharmacy, the 2020 buildout cost over \$700k and has resulted in a beautifully designed and expertly laid out restaurant space.

**Property Details:** The corner of Avenue and Lawrence is the nexus of affluent North Toronto. The area is home to Pusateri's, one of the city's premiere gourmet food stores, plus private schools and multi-million dollar homes.

### LOT SIZE

**Frontage:**

28.79 ft along Avenue Rd

**Depth:**

Approximately 104.00 ft

**Dimensions:**

103.93 ft x 28.83 ft x 104.00 ft x 28.83 ft

**Size:**

2,992.36 ft<sup>2</sup> (0.069 ac)



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