

FOR SALE

484 FRONT ST E, TORONTO

\$499,000

\$24,778 Gross Rent

5,120 Sq Ft

Restaurant & Brewery

LONGSLICE BREWERY & THE AVIARY

Outstanding opportunity to move into a large licensed restaurant and full brewery! Longslice Brewery and The Aviary have been staple tenants in the newly developed Canary District in Toronto's East End.

High ceilings, large liquor license, shaded wrap around patio, full commercial kitchen, and a 20-barrel system brewery with hundreds of thousands of dollars worth of premium brewing equipment. The two businesses boast great sales and are available with training or for rebranding into a new or established concept.

Gross rent rate of \$24,778 including TMI with 4 + 5 + 5 yrs remaining on the long lease. Full commercial kitchen with a 13 ft hood and 2 large walk-ins with a premium draft system. Licensed for 104 Dining plus retail, 35 Brewery + 138 patio.

READY FOR SECONDS?

Call me to discuss this listing today.



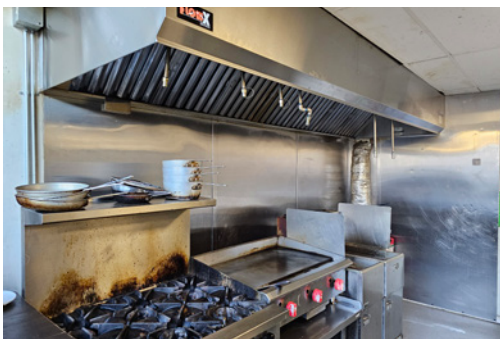
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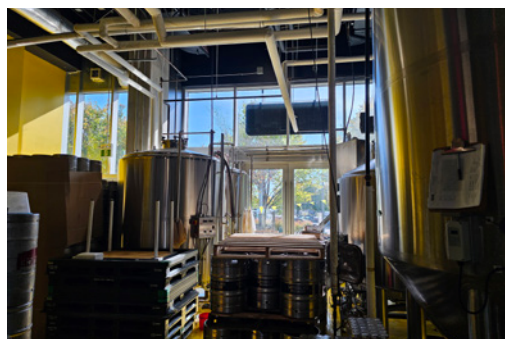
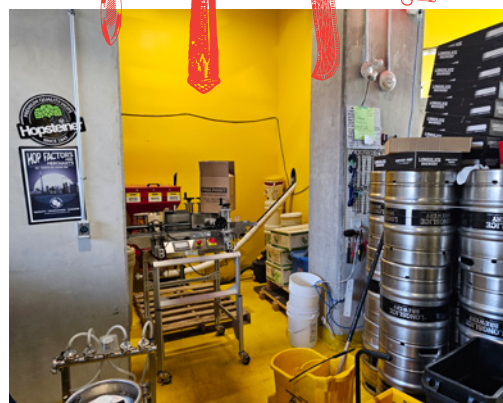


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OTHER LOCATIONS:



PIZZA E PAZZI

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



MEZA RESTO BAR

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



A DARK HORSE

- Serving pints & pub fare for over 20 years
- 2,100 Sq Ft
- \$15,044 Gross Rent
- Licensed for 88 inside & 112 on the patio

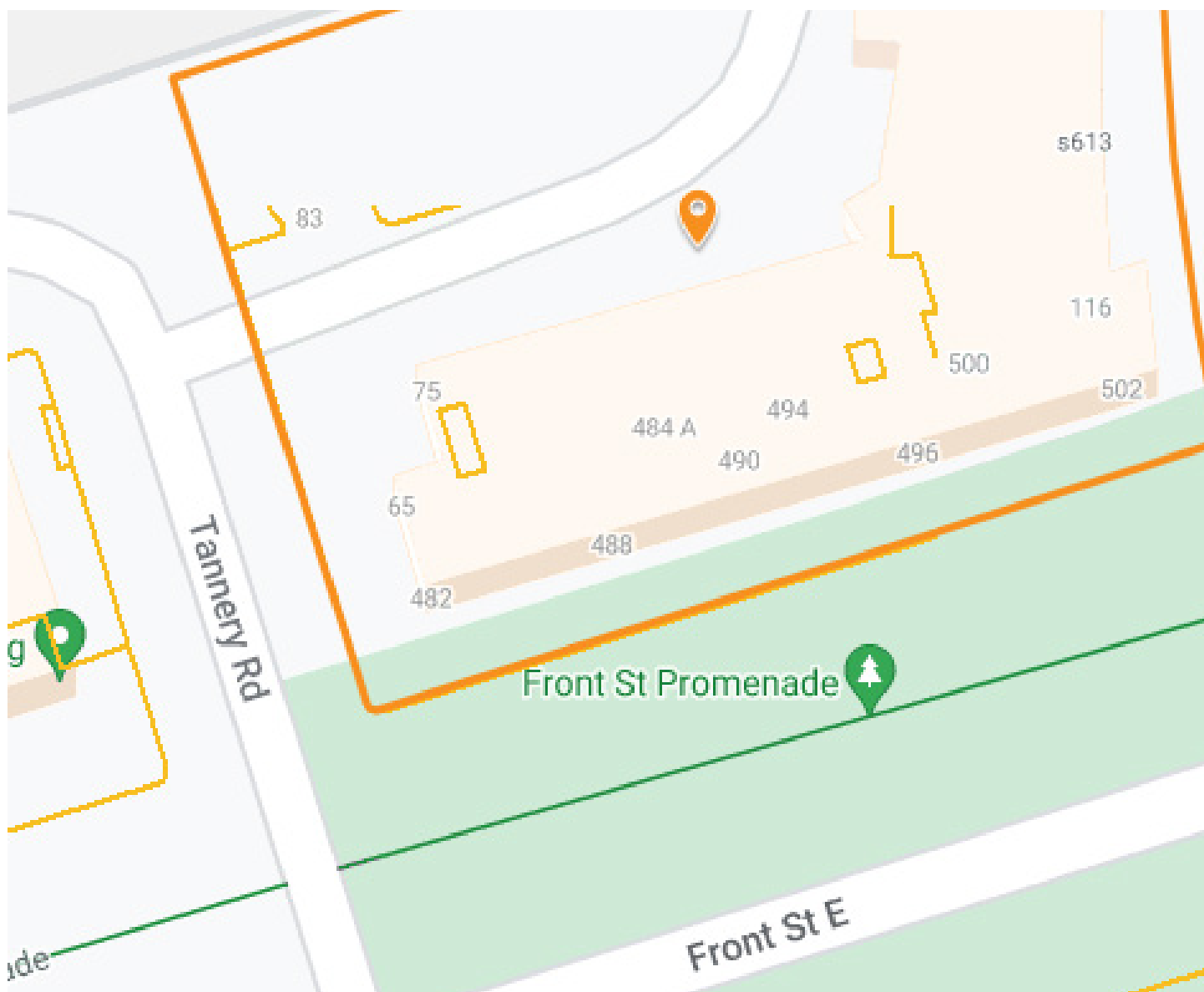


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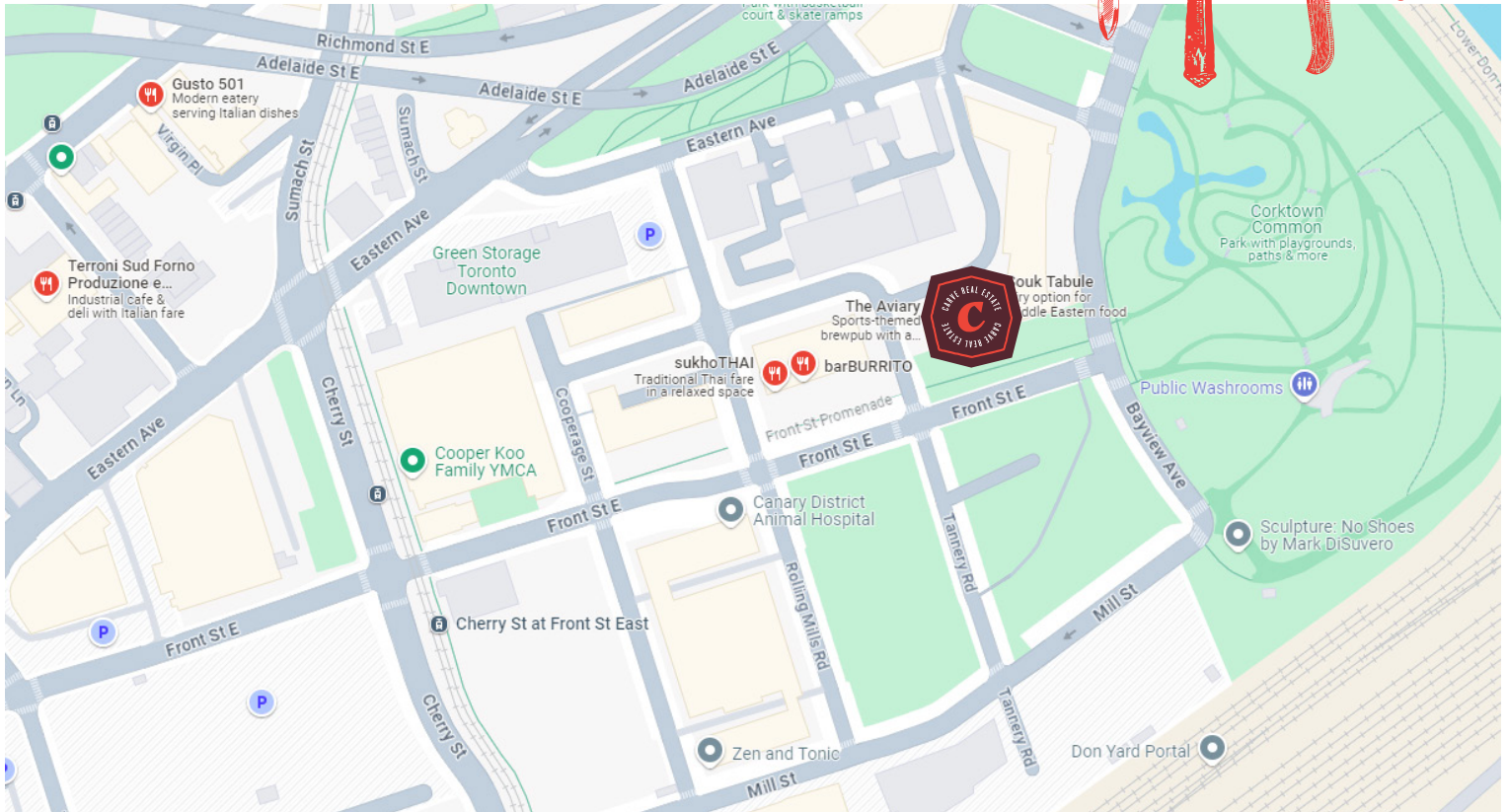


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BUILDING DETAILS

Premium restaurant location on a corner with exposure to the south and the west giving it tons of light. The patio wraps around the entire facade and nearly doubles the liquor licence capacity.

The interior has a great set up with a wrap around bar and lots of seating in addition to the retail area immediately to the right upon entry. The brewery is elevated and has a very impressive array of leaseholds and equipment.

Property Details: This is one of downtown Toronto's newest neighbourhoods and as such there are new restaurants popping up every year. The immediate population are in condo towers with Riverside, Regent Park, and the Distillery are just next door.

Ideal for a number of concepts and breweries. Please do not go direct or speak to staff.

LOT SIZE

Frontage:
75.00 ft along Front St E

Depth:
Approximately 88.00 ft

Dimensions:
75 ft x 88 ft

Size:
6,600 ft² (0.151 ac)



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