



**FOR SALE**

**3790 BATHURST ST, TORONTO**

**\$139,000**

**\$11,946 Gross Rent**

**1,400 Sq Ft**

**Licensed Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## LHAMIGZ MOMO

Lovely 1,400 sq ft restaurant in the busy hub of Bathurst and Wilson just off of Highway 401. This restaurant is licensed for 30 inside plus a lovely patio for the summer months in front facing Bathurst. Currently operating as Lhamigz Momo, a popular Tibetan cuisine restaurant, however this space can be rebranded into a different concept, cuisine, or franchise.

Ideal for conversion as there is a full kitchen with two hood systems combining for a total of 14 feet, with 1 walk-in fridge and 1 walk-in freezer and lots of prep area. Please do not go direct or speak to staff or ownership.

Lease rate of \$11,946 Gross Rent including TMI with term remaining. There is a parking lot in the back that is shared with Popeye's with room for 12 as well as street parking. Great signage and visibility from Bathurst.

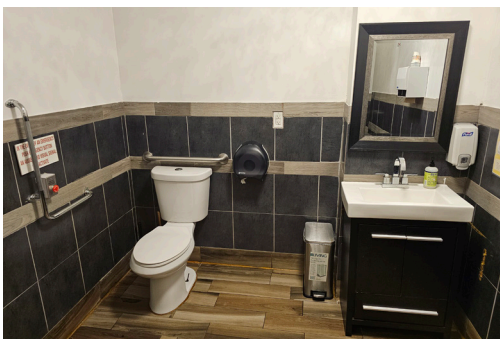


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## OTHER LOCATIONS:



### OLD AVENUE RESTAURANT

- Licensed Restaurant
- 1,700 Sq Ft
- \$7,230 Gross Rent
- Licensed for 28 + 12



### RUSTIK LOCAL BISTRO

- Licensed Restaurant
- 3,423 Sq Ft
- \$8,720 Gross Rent
- Licensed for 87



### COPPERWORKS BREW PUB

- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$6,830 gross rent
- Licensed for 125 + 37 patio

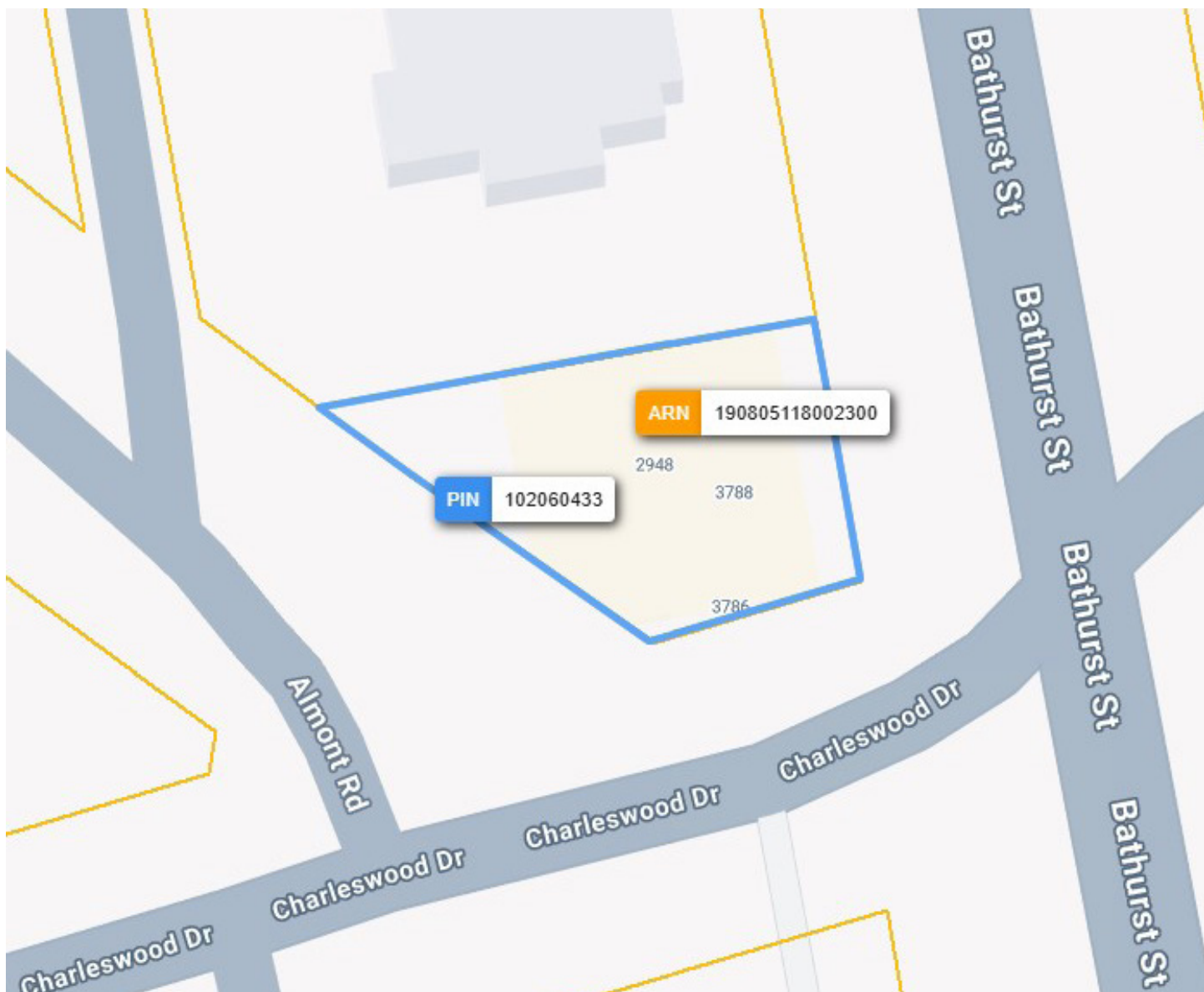


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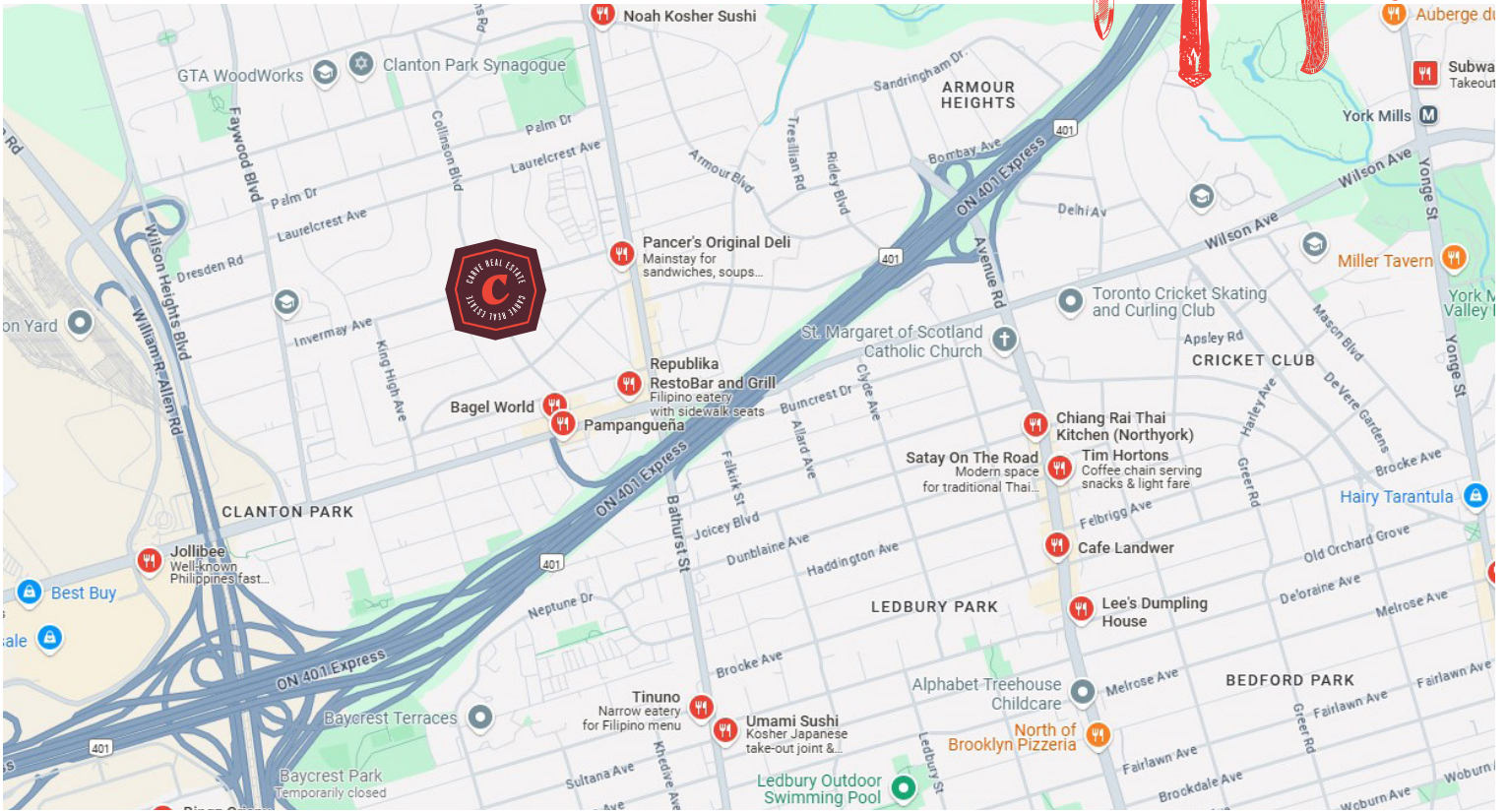
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## BUILDING DETAILS

This is a great opportunity for restaurant operators, franchises, and growing local groups to expand into one of Toronto's busiest areas. There is a ton of vehicular and transit traffic here and the 12 parking spots behind the restaurant (shared with a QSR Popeye's location that is next door) allow for pickup and delivery as well as parking for customers. There is also ample street parking.

The layout is ideal for both sit-down service style restaurant as well as a quick service restaurant (QSR) and there are very few restrictions in place allowing for different uses and cuisines.

**Property Details:** There is a recently renovated and up to date 3-phase power as well as separate meters for all utilities. There are two different hood systems (9 ft + 5 ft) that can accommodate just about any type of cuisine. Downstairs there is a fully useable basement with prep area, 1 walk-in fridge, and 1 walk-in freezer.

### LOT SIZE

**Frontage:**

54.14 ft along Bathurst St

**Depth:**

Approximately 103.20 ft

**Dimensions:**

**Size:**



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