

**FOR SALE**

**639 YONGE ST, TORONTO**

**\$299,000**

**\$13,275 Gross Rent**

**2,500 Sq Ft**

**2 Restaurants In 1**

## BAR JOKBAL NIGHT MARKET

This is an incredibly busy strip. The corner of Yonge and Isabella is a dining hub and has a perfect walkability score of 100. This location is directly across the street from a park on Isabella, making it perfect for take out.

The kitchen is fully equipped and outfitted with a 15-foot industrial hood. The licensed space has two entrances housing two restaurants. A street food concept off Isabella that seats 10, and the 60 seat Korean restaurant off Yonge.

\$13,275 gross lease rate with 3 + 5 remaining. Big picture windows in the dining room look out over the bustling downtown scene. Zero restrictions, open to any concept or cuisine.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER LOCATIONS:



### KING RUSTIC

- Neighbourhood staple in Toronto's west end
- 1,400 Sq Ft
- \$11,134 Gross Rent
- Licensed for 40 + 30 Patio



### LA MOORIYYA MARKETTE

- Gorgeous industrial space
- 6,560 Sq Ft
- \$45 per Sq Ft Gross
- Supermarket



### THE GRAND INDIAN

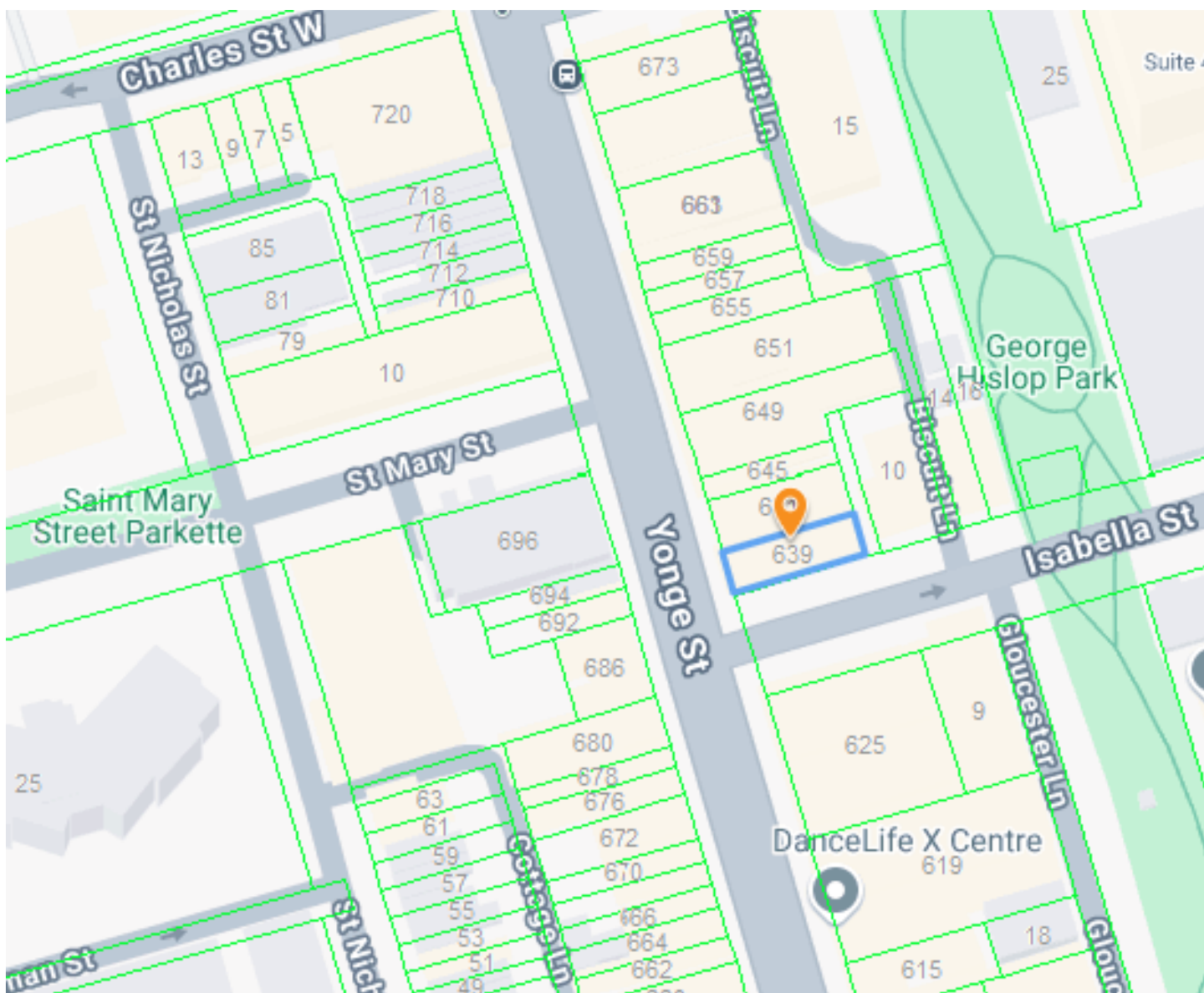
- Popular for dine-in and delivery
- 1,200 Sq Ft
- \$10,600 Gross Rent
- Seating for 30



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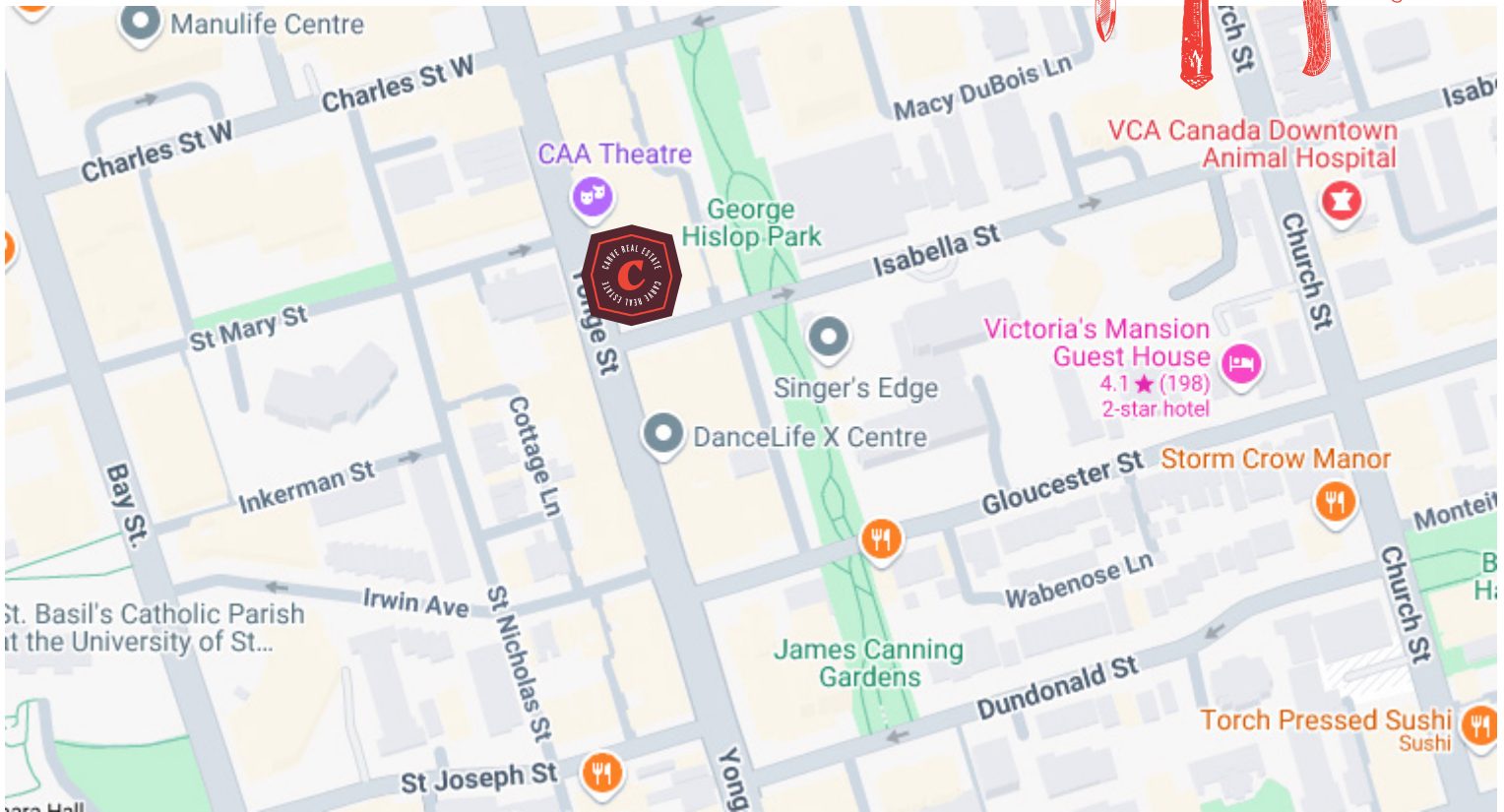
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## BUILDING DETAILS

The building is located just steps from Yonge & Bloor in the Church-Wellesley Village. The subway is nearby and the streets are alive and bustling with hungry diners in this vibrant neighbourhood.

**Property Details:** Wheelchair accessible, with 4 washrooms. Full high and dry basement with plenty of storage. Eligible for street patio. Ready for any concept, cuisine, or franchise. Please do not go direct or speak to staff.

### LOT SIZE

**Frontage:**  
27.36 ft along Yonge St

**Depth:**  
Approximately 85.74 ft

**Dimensions:**  
86.01 ft x 27.36 ft x 85.74 ft x  
27.08 ft

**Size:**  
2,335.77 ft<sup>2</sup>



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