

northern

HOSPITALITY REAL ESTATE

1704 QUEEN ST W
TORONTO ON
M6R 1B3

\$135,000

For Sale



TORONTO

PARKDALE

Eclectic Bar and Music Venue

An eclectic bar and venue is now available for a new operator in the heart of Parkdale where Queen West meets Roncesvalles. This tastefully designed bar is licensed for 52 people with 30 inside and 22 on the covered back patio oasis. Designed to host musical acts and comedy shows, this space lends itself to many different opportunities including cafes, lounge, karaoke nights, DJs, cocktail bar, wine bar and much more.

Unbeatable net rent at \$2,550.00 monthly with term remaining leaves a low risk investment to launch your business venture. All chattels and equipment are included in the purchase price where no expense was spared. Walk-in fridge, studio grade music speakers, handcrafted bar, tasteful decor and ambience, smart lighting and sound control for ease of mind. Expand the business hours to morning and daytime and you'll have yourself an all day money maker.

JASON KLEYN, Broker

647-280-4404

hospitalityrealestate.ca

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Royal LePage Real Estate Services Ltd.
Commercial Brokerage

103-4025 Yonge Street, Toronto, ON

This document is not meant to solicit existing listings. (12.2002)



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LEASE TERMS & PROPERTY INFO

- ✓ GROSS RENT = \$3,845.53
- ✓ INCLUDING TMI & HST
- ✓ 2 YEARS REMAINING
- ✓ 30 SEATS INSIDE
- ✓ 22 SEATS COVERED BACK PATIO

- ✓ 1,862 SQ FT
- ✓ HIGH & DRY BASEMENT
- ✓ HANDCRAFTED BAR
- ✓ WALK-IN FRIDGE
- ✓ 2 PARKING SPOTS



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