

northern

HOSPITALITY REAL ESTATE

1161 QUEEN ST E
TORONTO ON
M4M 1L3

\$199,000

For Sale

CROWDED HOUSE
MEDITERRANEAN



TORONTO

LESLIEVILLE

**Rare Find - Established Restaurant in
Prime Location**

We are pleased to welcome you to an incredible and exquisite corner unit restaurant opportunity in the desirable Leslieville community, surrounded by residential, heavy foot traffic, notable restaurant brands, and thriving businesses. This 1000 sq ft space was fully built out from scratch, offers high visibility and is well equipped to service your restaurant needs including but not limited to a 16 foot exhaust

hood, tandoori oven, fryers, grill, 8 burner stove, shawarma machine, fridges, freezers and more. The tastefully designed restaurant includes a transferable liquor license for 28 people and plenty of patio seating for exceptional outdoor dining experience. Possibly, the most intriguing element to this opportunity is the well below market rent of \$3000.00 including TMI and 8.5 years remaining on the Lease.



JASON KLEYN, Broker

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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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PROPERTY HIGHLIGHTS

- ✓ IDEAL QSR CONVERSION
- ✓ ESTABLISHED CLIENTELE
- ✓ HIGH VISIBILITY/CORNER EXPOSURE
- ✓ STATE OF THE ART EQUIPMENT
- ✓ FULLY EQUIPPED KITCHEN

- ✓ LLBO = 28 INSIDE + 34 OUTSIDE
- ✓ INCREDIBLY BELOW MARKET RENT
- ✓ GROSS RENT = \$3000 INC. TMI
- ✓ 3.5 YEARS + 5 YEAR OPTION
- ✓ 16 FOOT EXHAUST HOOD



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