



**FOR SALE**

**780 QUEEN ST E, TORONTO**

**Asking: \$499,000**

**\$7,000 Gross Rent**

**2,200 Sq Ft**

**Cool Franchise**

## LA CARNITA & SWEET JESUS

The very cool and popular La Carnita & Sweet Jesus of Toronto's awesome and constantly growing Riverside neighbourhood.

Tons of great restaurants and bars in the area make it the premier destination of Toronto's East End.

Great liquor license of 80 and very good operating income.

Extremely attractive lease of below market rent of \$7,000 Gross and a long term of 7 + 5 + 5 years.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Sales Representative**  
416-618-0054 | ryan@carverestate.com  
carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage  
836 Dundas St W, Toronto, ON M6J 1V5

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



# carve REAL ESTATE

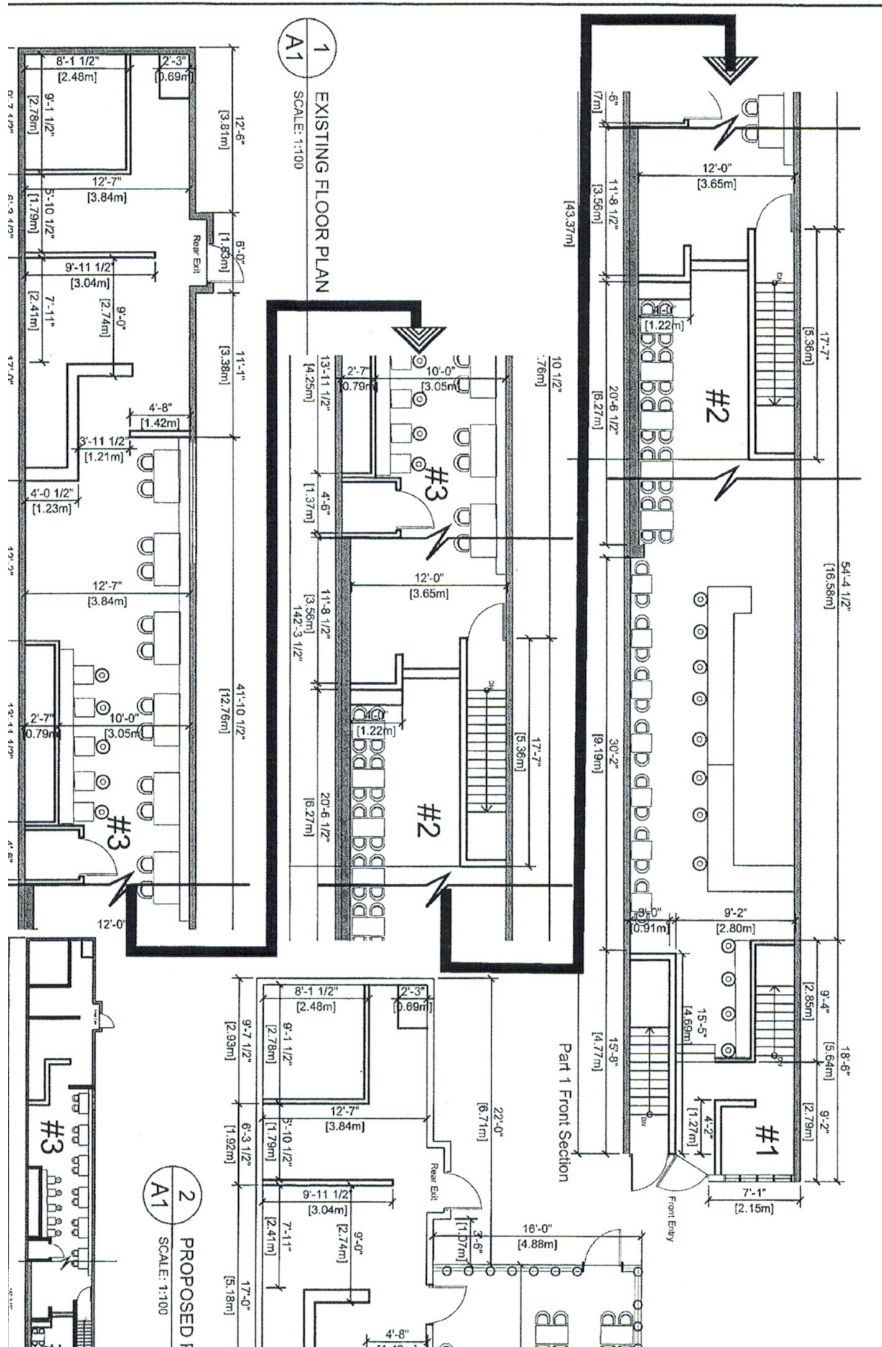


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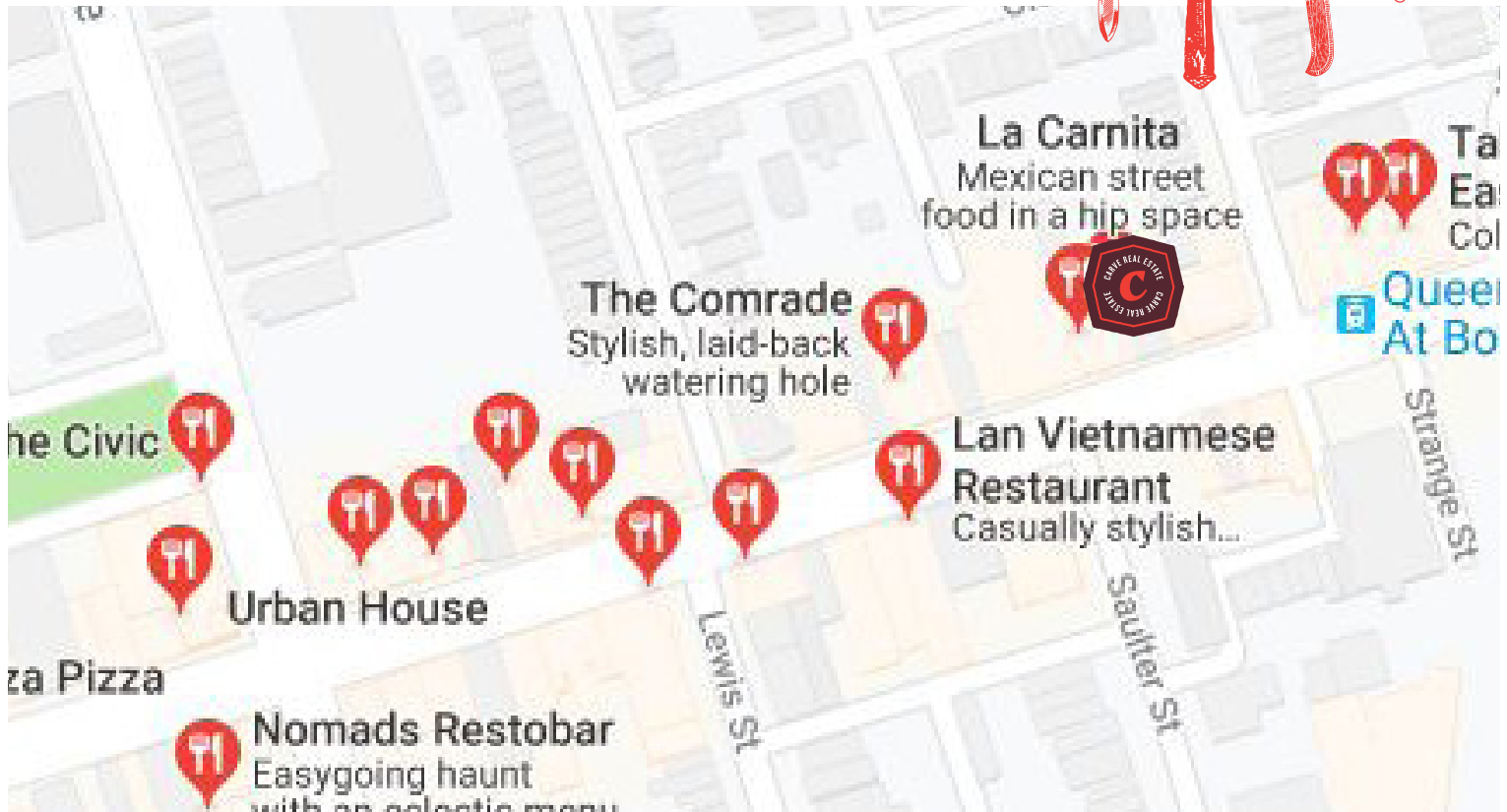




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## BUILDING DETAILS

Riverside is rapidly emerging as a district of independent design, furniture, and food retailers, as well as restaurants. Also known as the “Queen Broadview Village” it is a neighbourhood located within the larger neighbourhood of South Riverdale that has become a very popular destination in it’s own right.

**Neighbourhood Details:** The area has a large young population, evident in the cluster of schools just east of Broadview Avenue. Dundas Junior Public School is the resident school for children in kindergarten through to fifth grade, after which they are transferred to Queen Alexandra Sr. Public School which sees students through to eighth grade. It is also home to the First Nations School of Toronto, a cultural survival school that places heavy emphasis on aboriginal values and culture, and SEED Alternative Secondary School, Canada’s first public alternative school.

## FRANCHISE DETAILS

### La Carnita Locations:

7 in total  
 (5 in Ontario)  
 (1 in Manitoba)  
 (1 in Baltimore Maryland USA)

### Sweet Jesus:

16 in Canada  
 1 in the United States



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