



**FOR LEASE**

**1961 QUEEN ST E, TORONTO**

**\$30 Net Rent**

**Licensed for 77 + 35**

**2,290 Sq Ft**

**Open to many uses**

## BEACHES RESTAURANT

Free restaurant space in an awesome corner location in the heart of the Beaches Toronto. Complete with a full kitchen and a patio licensed for 35 and 77 inside.

Great layout and open to many different uses/concepts/franchises. Former location of one of the Beaches most popular restaurants, you won't find a turnkey opportunity like this in many places!

Full basement in a great buildout. Located in the best part of Queen E within the Beaches Jazz Fest area and within feet of half a dozen stages.

Brand new lease of 5 + 5 to be created for good operator. Full liquor license to be transferred. Tons of equipment and leaseholds in place. Open to different concepts, cuisines, franchises, and more.

**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  
A commercial division of Re/Max Ultimate Realty Inc.  
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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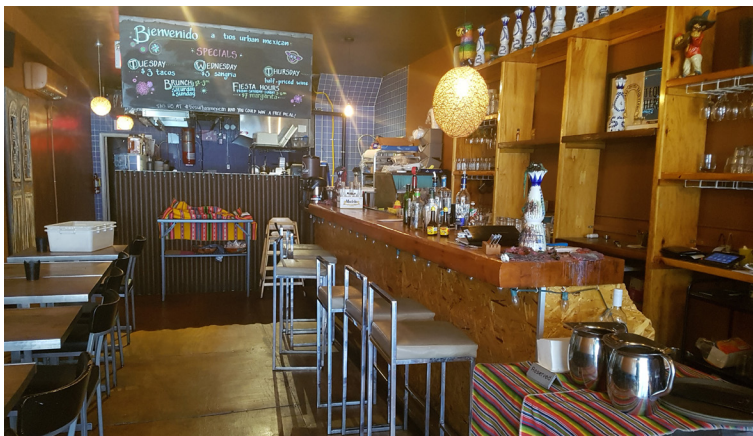


## RESTAURANTS FOR LEASE:



### ETOBICOKE

- Vacant catering kitchen and QSR
- 1,000 sq ft
- New lease of \$2,700 Net
- Tons of equipment included



### YONGE & EGLINTON

- Restaurant/QSR licensed for 41
- 1,200 sq ft
- New lease with 5 + 5 \$3,400 Net
- Full hood and equipment included



### KINGSTON

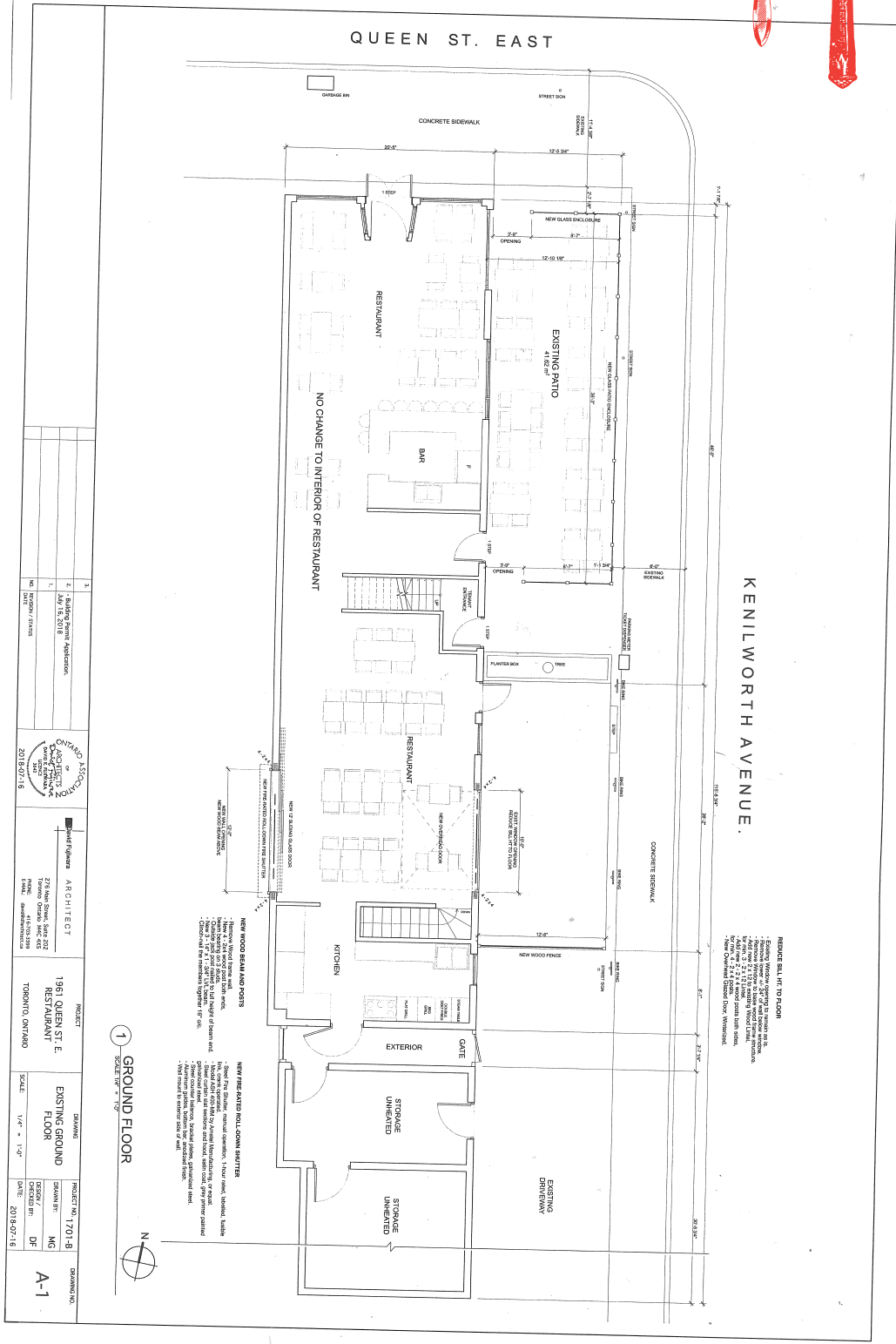
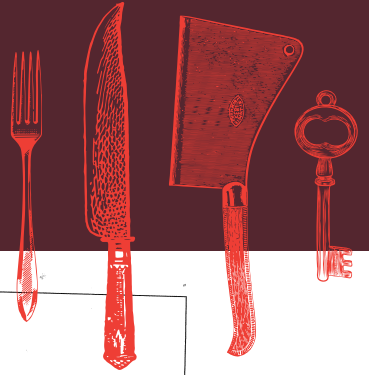
- Licensed for 125 + 125 on patio
- 5,600 sq ft
- For Lease for \$6,000 Gross
- Beautiful river view location



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NO.	DATE	BY	DESCRIPTION
1	2018-07-19	J. EARL	REVISED
2	2018-07-19	J. EARL	REVISED

PROJECT NO.	1701-8
DESIGNER	MG
DATE	2018-07-19
SCALE	1/4" = 1'-0"
PROJECT NAME	1961 QUEEN ST. E. RESTAURANT
ARCHITECT	225 Main Street, Suite 207 Toronto, Ontario M5C 1K5 Canada 416-593-8888
PROJECT ADDRESS	1961 QUEEN ST. E. TORONTO, ONTARIO
DATE	2018-07-19

1 GROUND FLOOR  
SCALE: 1/4" = 1'-0"

**NEW WOOD BEAM AND POSTS**  
- Remove Wood beam and posts from existing structure.  
- New wood beam and posts to be installed in existing structure.  
- All work to be done in accordance with the Ontario Building Code.

**NEW FINE DATED TOLL-COIN BATTER**  
- New fine dated toll-coin batter to be installed in existing structure.  
- All work to be done in accordance with the Ontario Building Code.

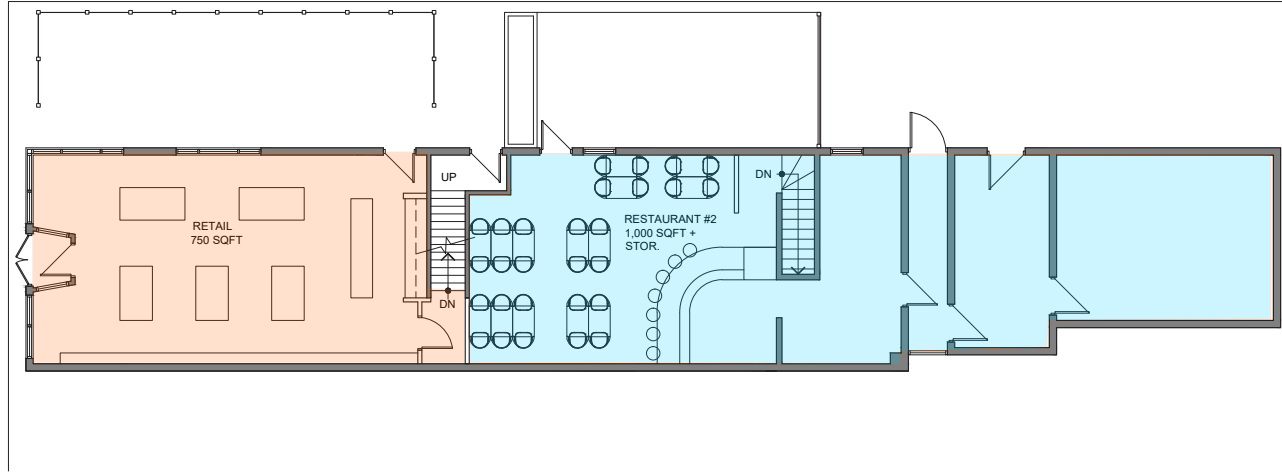
**NEW GLASS DOUBLE DOOR**  
- New glass double door to be installed in existing structure.  
- All work to be done in accordance with the Ontario Building Code.

**REMOVE BUILT UP FLOOR**  
- Remove built up floor from existing structure.  
- All work to be done in accordance with the Ontario Building Code.

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PROPOSED GROUND FLOOR - OPT 3  
1961 QUEEN STREET EAST

pomeroyarchitecture inc.  
architecture interior design project management

February 20, 2020

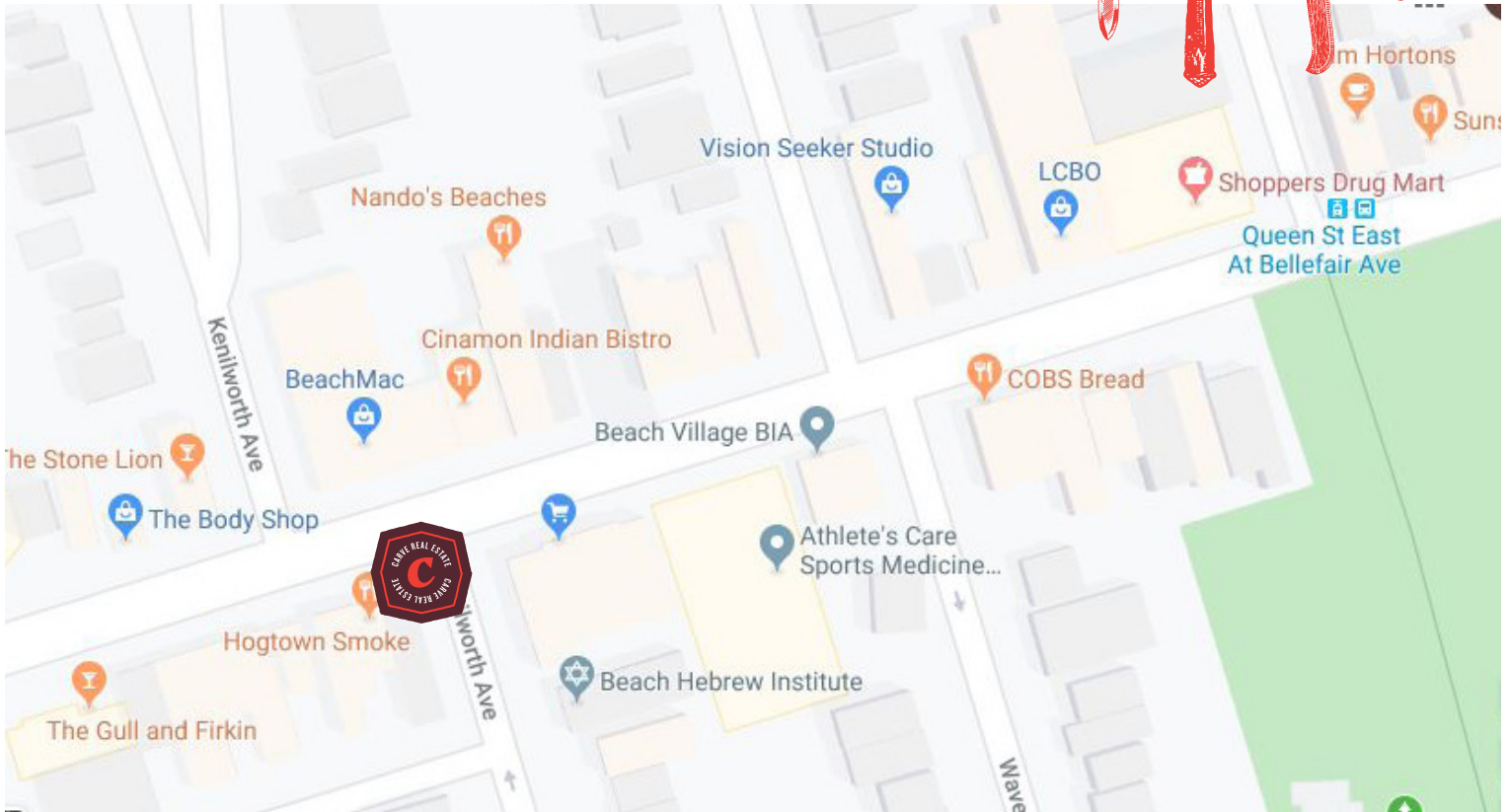
1/8" = 1'-0"



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## BUILDING DETAILS

This is the former location of the very popular restaurant Whitlock's that was in this space for 27 years. The building has since been renovated with more windows on both the East and West sides of the building as well as modern electrical outlets for the ever in demand cell phone charging spots including USB ports.

There is a full basement, kitchen, walk-in fridges and freezers and more. It is suitable for both sit-down restaurants and QSR's.

**Property Details:** 1961 Queen Street East is in a key position in the Beaches and commands a beautiful corner with restaurants on all 4 corners of the intersection in the middle of the neighbourhood.

Great frontage and high windows that offer great people watching and a bright clean space.

### LOT SIZE

**Frontage:**

22.74 ft along Queen St East

**Depth:**

Approximately 2,290 ft

**Raw Measurements:**

24.64 ft x 118.18 ft x 24.41 ft x 118.18 ft

**Total Area:**

2,895.49 ft<sup>2</sup> (0.066 ac)



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