



FOR SALE

870 COLLEGE ST, TORONTO

\$99,000

\$3,805 Gross Rent

810 Sq Ft

Restaurant Cafe

AZIZA CAFE

Very cool restaurant and cafe located in the west end of Little Italy on College St, in the trendy pocket between Dovercourt and Ossington.

This neighbourhood is home to a ton of Toronto's top restaurants, and this north side cafe is perfectly situated, with street exposure, seating for 20 + another 20 on the rear patio, in a great 810 sq ft layout.

Great lease of only \$3,805 gross rent including TMI. Lots of time remaining on the current 7.5 year term plus 5 year option.

Open for rebranding or for franchises. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.



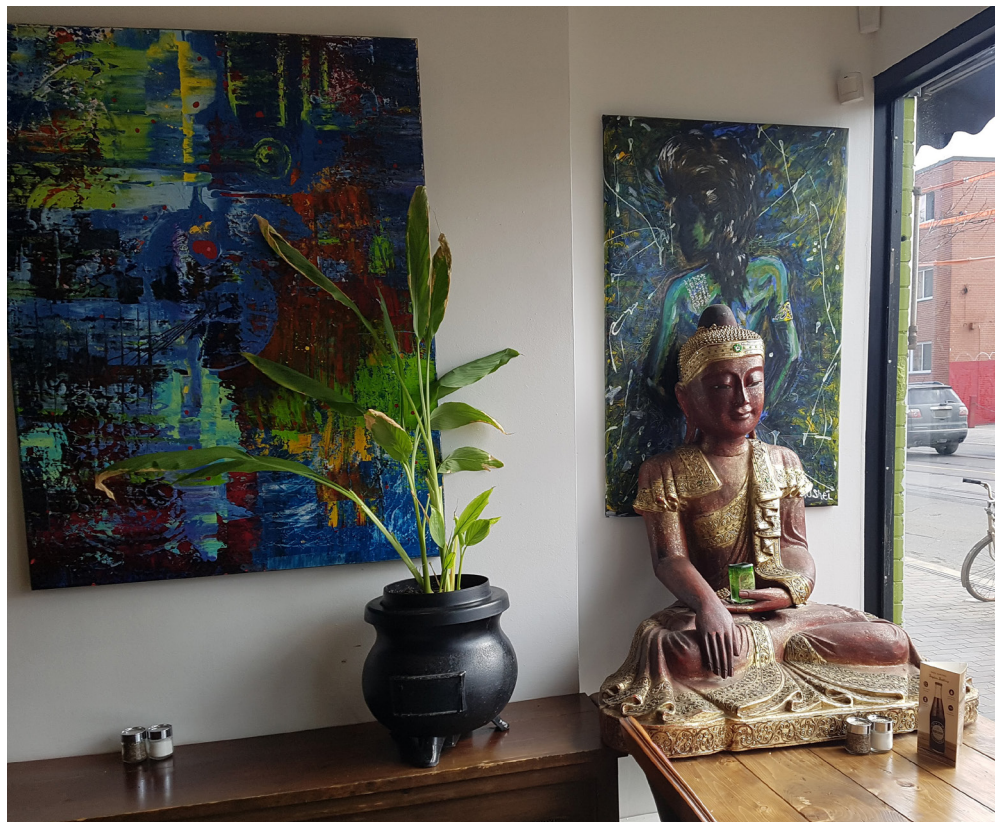
RYAN EARL, Sales Representative

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).

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OTHER CAFES:



BAY ST

- Second Cup franchise 30 seats
- 1,800 sq ft
- Strong lease of \$12,560
- High increasing sales



QUEEN ST W

- Cafe 18 seats plus food court
- 865 sq ft
- Great lease of \$6,700 Gross
- Located in Toronto's PATH



MURRAY ST

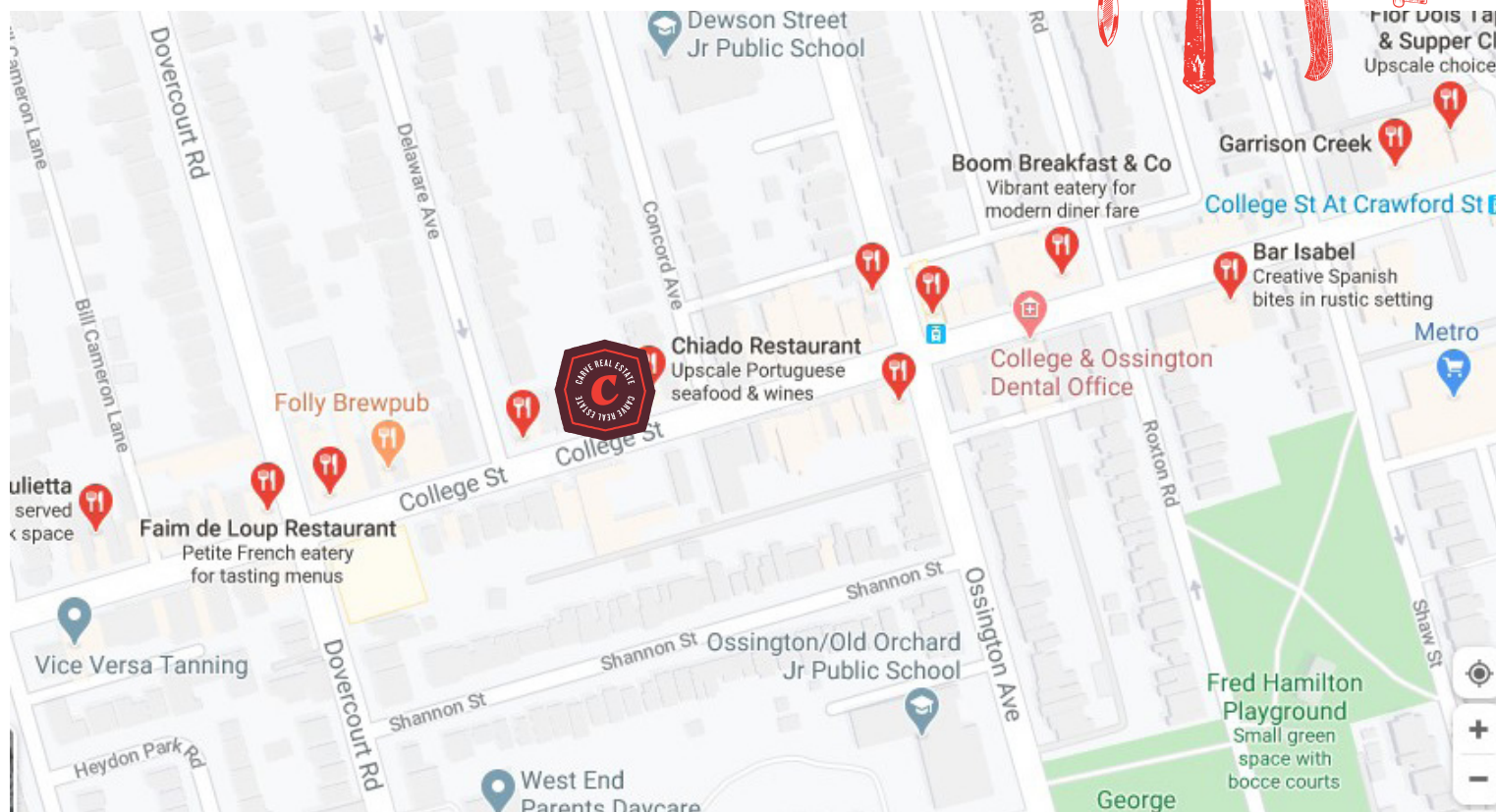
- Profitable cafe and catering
- 1,745 sq ft
- Great lease of \$6,758 Gross Rent
- Surrounded by hospitals and offices



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BUILDING DETAILS

College Street West is a very cool neighbourhood. West of the center of Little Italy and home to some of Toronto's most popular restaurants.

The entire neighbourhood has been growing for years, and currently features a 95 walking score and a 92 biking score.

Property Details: This is a solid building with a full back patio and an excellent location for a cafe.

Superb signage, excellent light from the tall windows, and a full basement.

LOT SIZE

Frontage:

17.49 ft along College Street

Depth:

Approximately 98 ft

Raw Measurements:

18.31 ft x 98.51 ft x 18.35 ft x 98.44 ft

Total Area:

1,797.57 ft² (0.041 ac)



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