



**FOR SALE**

**11 DISERA RD, THORNHILL**

**\$239,000**

**\$12,215 Gross Rent**

**2,592 Sq Ft**

**Licensed Restaurant**

## MEZZA NOTTE TRATTORIA

Mezza Notte's gorgeous Thornhill location is available! This stunning corner location restaurant features outstanding design and leaseholds, a pure chef's kitchen, large patio, and boasts exceptional sales that average over 1.4 million.

2,592 sq ft space with a lovely 300 sq ft patio, and licensed for 85 + 47 outside. Currently supports big salaries plus net operating income for owners. Can be rebranded into a number of different concepts.

Long lease of 5 + 5 years and currently paying \$12,215 gross rent including TMI. 18 ft hood in the kitchen, 2 walk in fridges, 1 walk in freezer, pizza ovens, party rooms, lovely bar, and more. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**

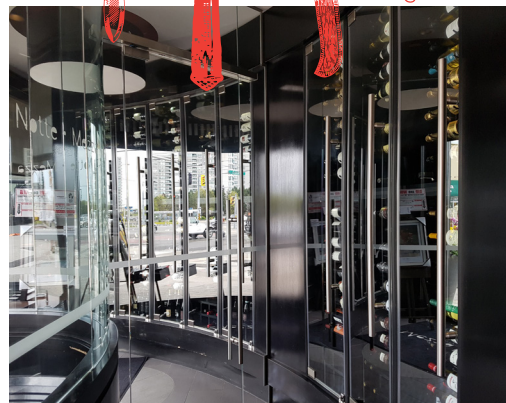
416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)

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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



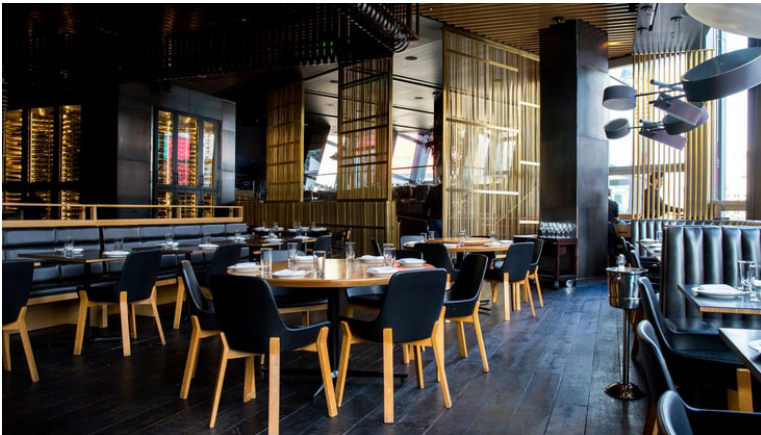
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## OTHER LOCATIONS:



### THORNHILL

- Restaurant with 135 seats and patio
- 4,500 sq ft
- 9 year lease at \$12,300 gross
- Elegant restaurant with big kitchen



### UNIONVILLE

- Licensed restaurant with 90 + 80 patio
- 2,500 sq ft interior
- \$13,362 gross rent
- Amazing location downtown Unionville



### THORNHILL

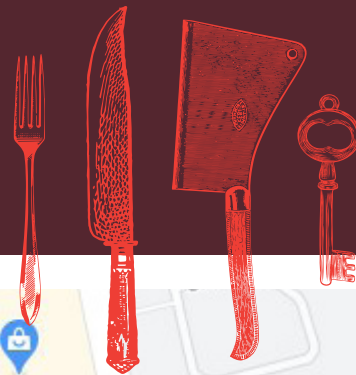
- Licensed restaurant for 85 + 10 on patio
- 2,070 sq ft
- Below market rent of \$5,000 Gross
- Great location, buildout, and kitchen



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## BUILDING DETAILS

SmartCentres Thornhill is an outstanding plaza and hub located at Bathurst Rd and Centre St that features an array of retailers, restaurants, offices, and more.

Featuring over 100 parking spaces, McDonalds, Wal-Mart, and more. Mezza Notte commands an excellent corner location at the Centre St entranceway to the plaza and offers great views. Perfect for people watching!

**Property Details:** Run and owned by SmartREIT, this is a AAA plaza that was built to be a centerpiece of the neighbourhood. Tall facades and made to look European and draw people to the space. Excellent landscaping and maintenance. The Disera-Promenade Eastbound light transit line drops off commuters directly at the door of the restaurant.

### LOT SIZE

**Frontage:**  
40 ft along Centre Street

**Depth:**  
Approximately 64.80 ft

**Raw Measurements:**  
826.06 ft x 273.11 ft x 377.34 ft  
x 277.99 ft

**Total Area:**  
551,370.01 ft<sup>2</sup> (12.658 ac)



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