



**FOR LEASE**

**190 JARVIS ST, TORONTO**

**\$119,000**

**\$4,000 Net Rent**

**780 Sq Ft**

**Cafe**

## POP COFFEE WORKS

Modern cafe located at Dundas and Jarvis at the bottom of a modern building. Bright unit with lots of light and big windows, and a patio with seating for 23 total. Full of excellent equipment all top of the line AAA and less than 5 years old.

All chattels are included in the sale. Currently operating as Pop Coffee Works, this concept can be transferred or open to rebranding or other concepts, franchises, and cuisines. No restrictions.

Brand new lease to be created at \$4,000 net rent with a 3 + 3 year term. Great area surrounded by condos, Ryerson University, and blocks from Dundas Square. Tons of municipal street parking on Jarvis and Dundas. Great signage.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**

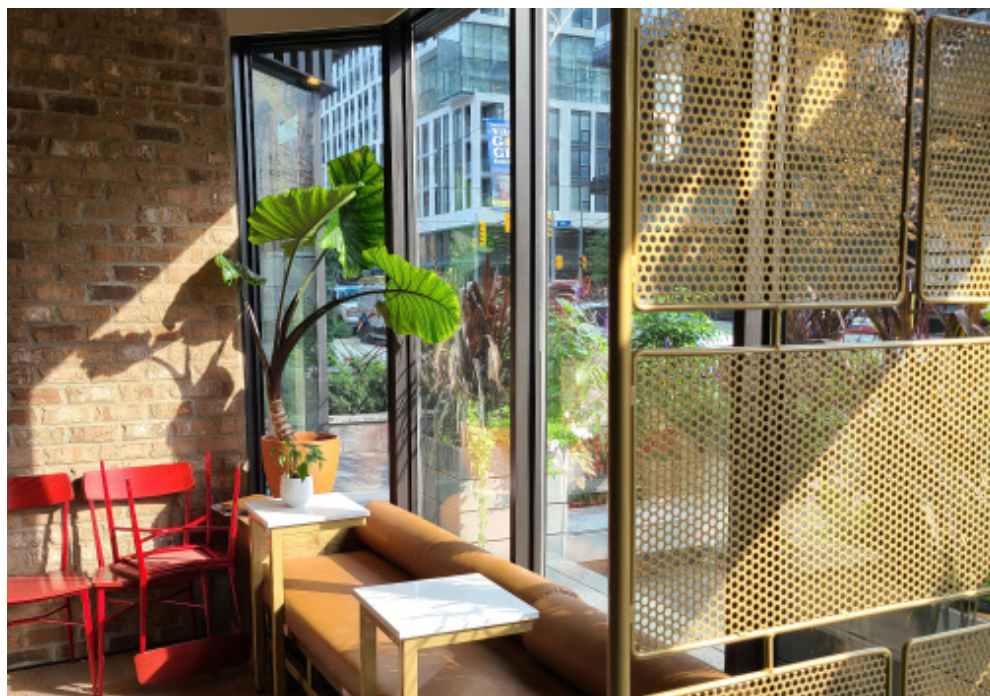
416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
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RE/MAX Ultimate Realty Inc., Brokerage  
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This document is not meant to solicit existing listings. (12.2002).



# carve REAL ESTATE



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## OTHER CAFES:



### AROMA ESPRESSO BAR

- Aroma Espresso Bar with patio
- 2,150 sq ft
- \$8,849 gross rent
- Bloor St location and low rent



### FROMAGE

- Profitable cheese store & cafe
- 2,100 sq ft
- \$3,449 gross rent
- Able to convert or keep



### HAMILTON

- Vegan Juice Bar & Cafe
- 800 sq ft
- \$3,500 net rent and new lease
- Excellent location on Locke St

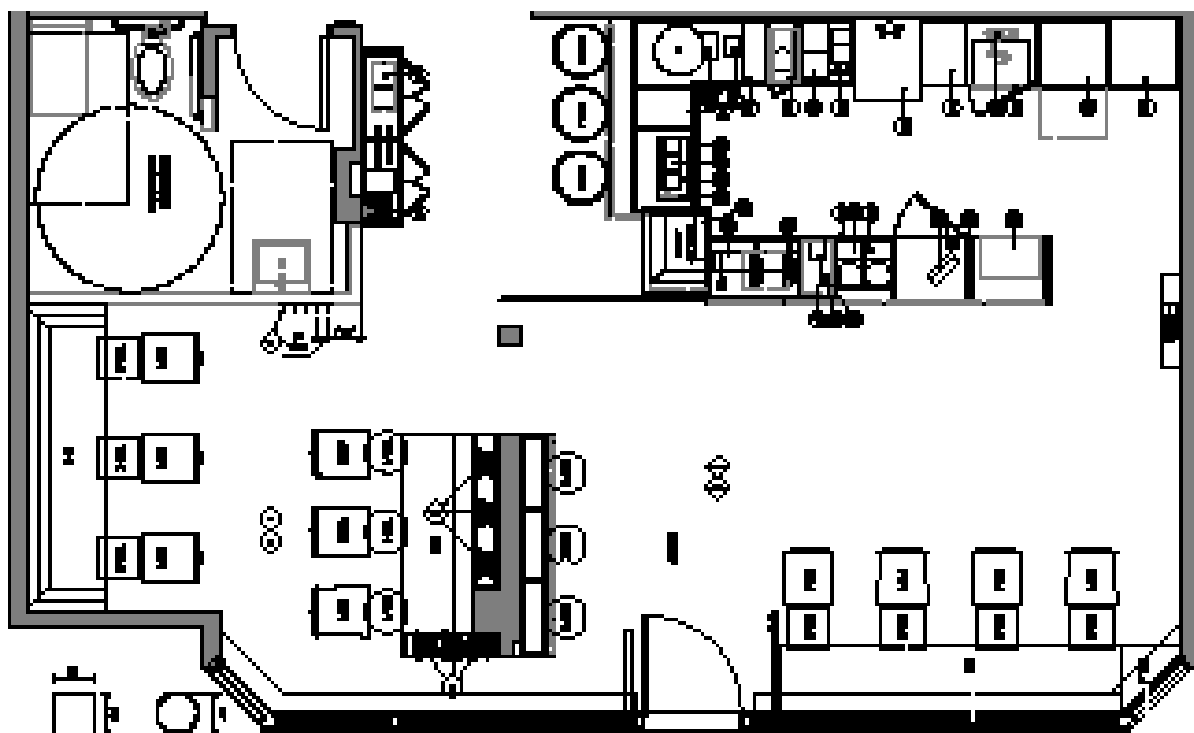
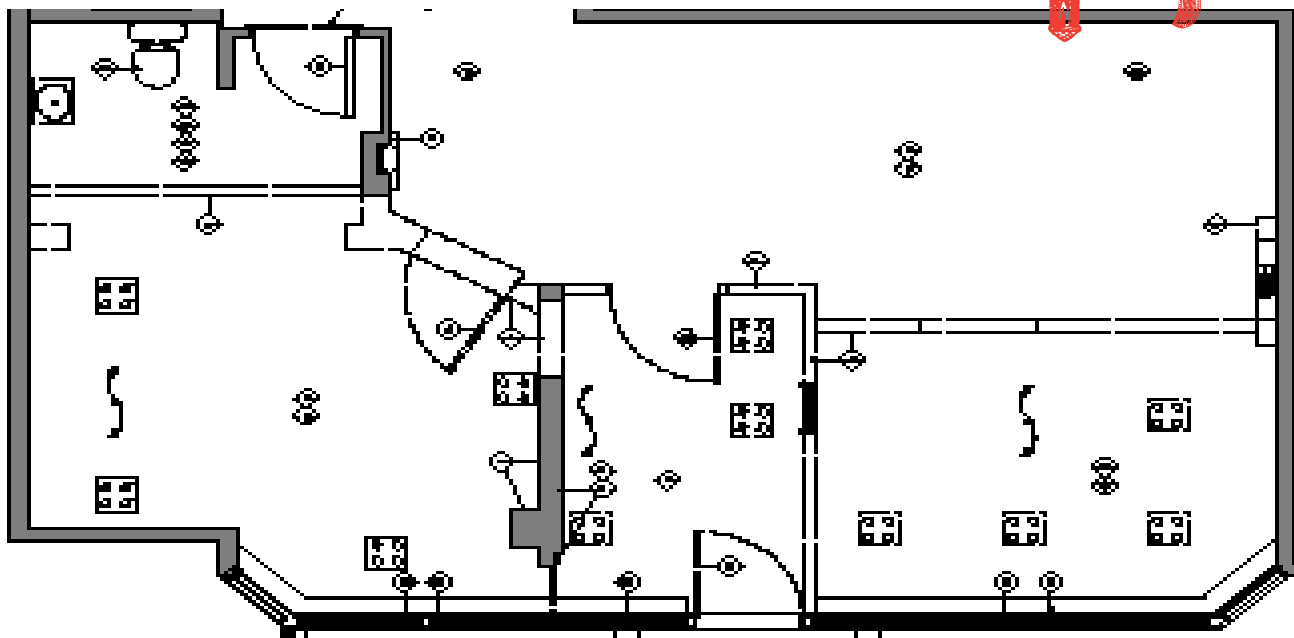
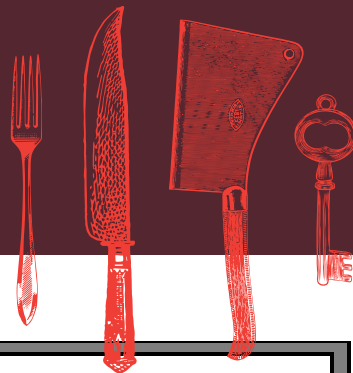


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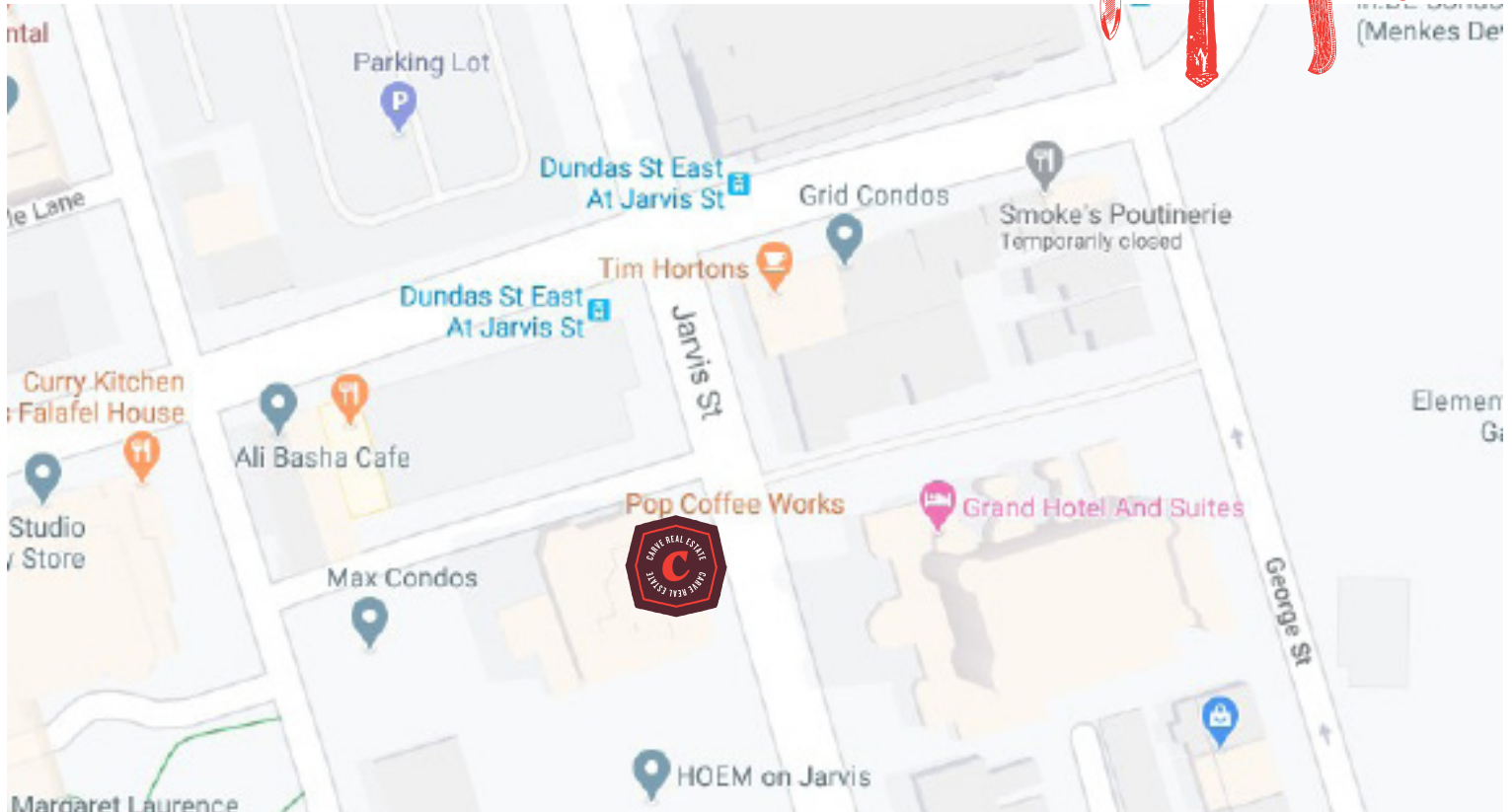
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## BUILDING DETAILS

This unit is currently part of the very popular and growing Pop Coffee Works cafe. Currently part of that business, this area is off to the side and it is easily partitioned. The entire unit has been completely renovated. Flooring, HVAC, electrical, plumbing, lighting, and more has been completely redone.

This unit includes your own bathroom that has also been renovated. Great visibility to the street and lots of light from the big windows overlooking the cafe's patio.

**Property Details:** Located at the bottom of a condo building, and surrounded by 4 brand new condo towers, as well as the new Grand Hotel redevelopment. Only steps from the Dundas streetcar, and a short walk to Dundas Square.

### LOT SIZE

**Frontage:**  
26 ft along Jarvis Street

**Depth:**  
Approximately 25 ft

**Raw Measurements:**  
26 x 25

**Total Area:**  
260 sq ft



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