



FOR SALE

345 DUNDAS ST E, TORONTO

\$249,000

Profitable Business w/ NOI

1,000 Sq Ft

Laundromat

COIN LAUNDROMAT

Downtown Toronto successful laundromat business in Cabbagetown South. The business is owned and operated by the owner of building, and produces excellent cash flow with very minimal work involved and a 15 year history. 24 washers (double/triple/quadruple loads) and 22 dryers.

Automated business operating 24hrs. Machines are low maintenance and this business is mostly hands-off. Excellent cash NOI and proven track record. Available with the building as well.

Brand new 5 + 5 year lease to be created for buyer, starting at \$33 Net + \$6 TMI per sq ft which equals \$3,300 gross rent. Excellent numbers, easy to run and maintain, and training to be provided to buyer. Please do not go direct.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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).

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BUSINESSES WITH PROPERTIES:



BRUNELLO AT 27 ON FOURTH

- Successful business with property
- 2,025 sq ft
- Downtown Collingwood
- Very profitable restaurant



THE ROYAL COACHMAN

- 327 Licensed restaurant and home
- 3,190 sq ft resto & 1,934 home
- Owner operated resto & home
- Very profitable business

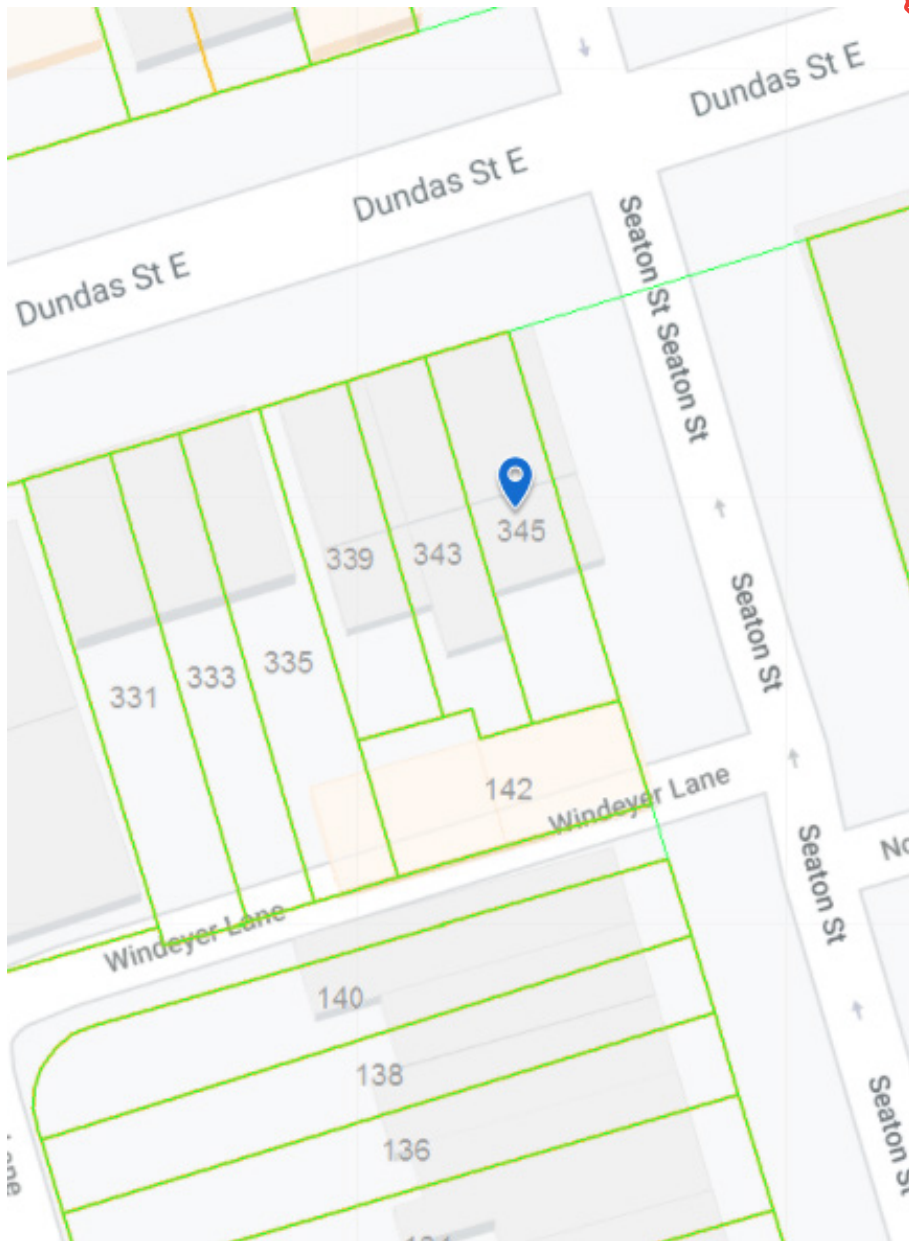


PETRO-CANADA

- Petro-Canada Gas Station
- 1 Acre of land
- 6 income streams
- U-Haul + Quiznos Subs included



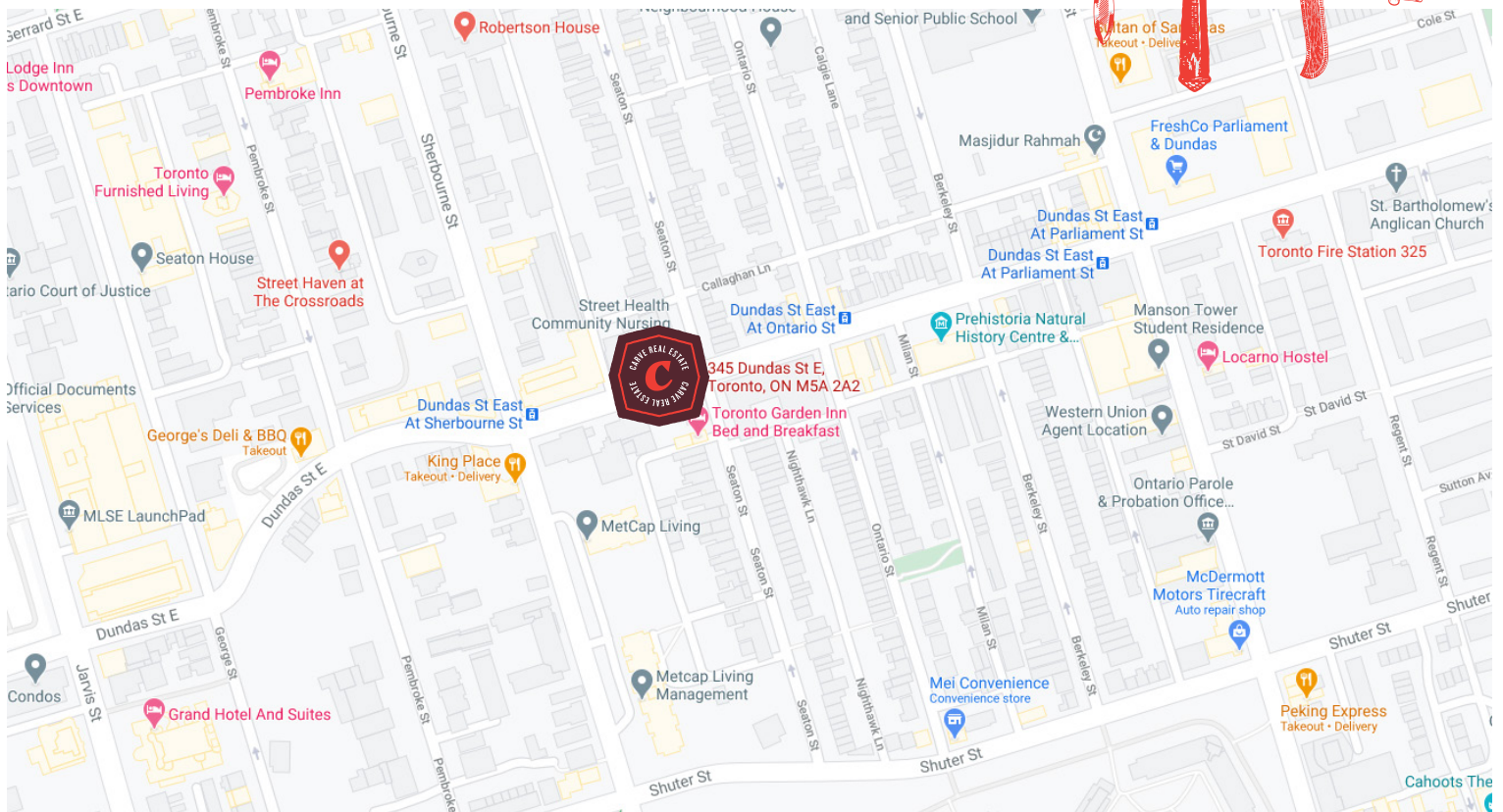
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BUILDING DETAILS

345 Dundas Street East is located in Cabbagetown South in downtown Toronto. The 20 x 82.5 lot is located at the south-west corner of Dundas and Seaton Street, and offers excellent visibility from both streets.

Boulevard parking for 4 cars is available and utilized by the owners and tenants.

Property Details: The roof was replaced 8 years ago and is in excellent condition. There are separate utilities meters for hydro, water, and gas for both units as well as two separate water heaters to avoid shortages.

200 amp electrical service means that the machines can all be going without any shortage issues. Water is brought in via a 1 1/2" copper supply line.

Security cameras, timelock entry door, and a security alarm system are all active in the retail business unit.

LOT SIZE

Frontage:
20 ft along Dundas Street E

Depth:
Approximately 82.5 ft

Raw Measurements:
18.67 ft x 81.09 ft x 19.16 ft x 81.67 ft

Total Area:
1,528.47 ft² (0.035 ac)



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