



FOR SALE

1614 BAYVIEW AVE, TORONTO

\$149,000

\$4,778 Gross Rent

900 Sq Ft

Licensed Restaurant

SOPHIE'S KITCHEN

Sophie's Kitchen is a popular breakfast spot located in the heart of Bayview Village in Leaside. This is a small 900 sq ft restaurant with an open concept kitchen, and seating for 30 inside and 12 on the bright sunny patio.

Very easy to run with minimal labour, the restaurant has done exceptionally well and boasts very impressive sales. Currently producing excellent net operating income for the owners who run the business hands-off.

There are even more profits for a hands-on operator. Great low lease of \$4,778 gross rent including TMI, with lots of term remaining on the lease. Can be kept as the same business or converted to a different concept or cuisine.

READY FOR SECONDS?

Call me to discuss this listing today.



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This document is not meant to solicit existing listings. (12.2002)

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OTHER LOCATIONS:



TULSI FOOD EXPERIENCE

- Gorgeous licensed restaurant
- 1,782 sq ft
- \$6,000 gross rent
- Completely renovated chef's kitchen



LESLIE JONES

- Popular restaurant with patio
- 900 sq ft
- \$3,500 gross rent
- Beautiful Leslieville resto



MIDDLE EASTERN RESTAURANT

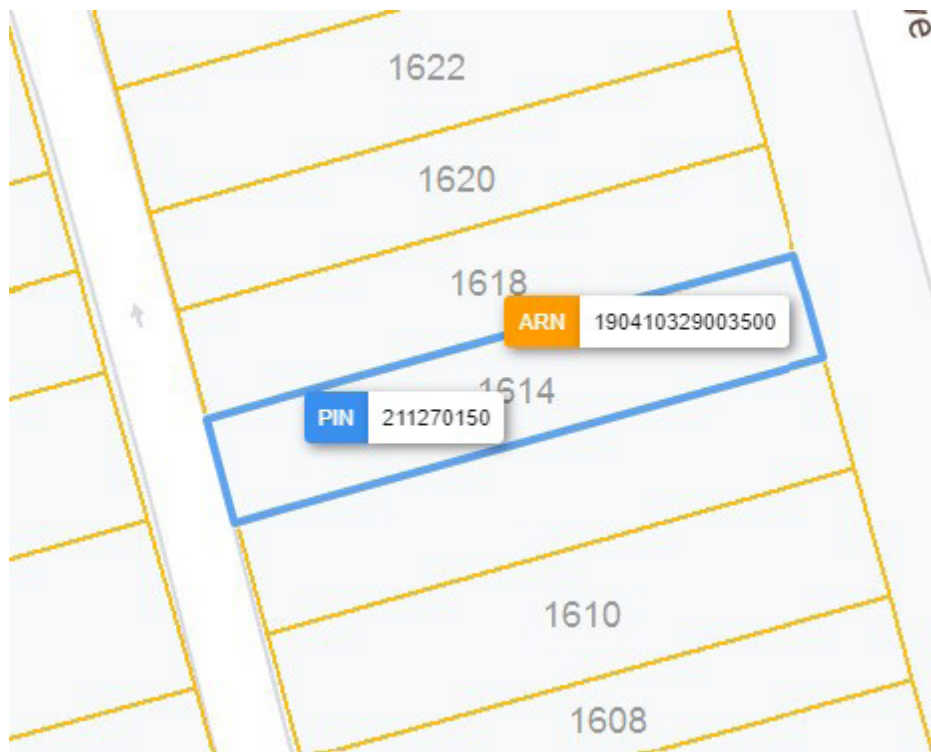
- Former Me Va Me location
- 2,924 sq ft
- \$15,656 gross rent
- Licensed with big patio



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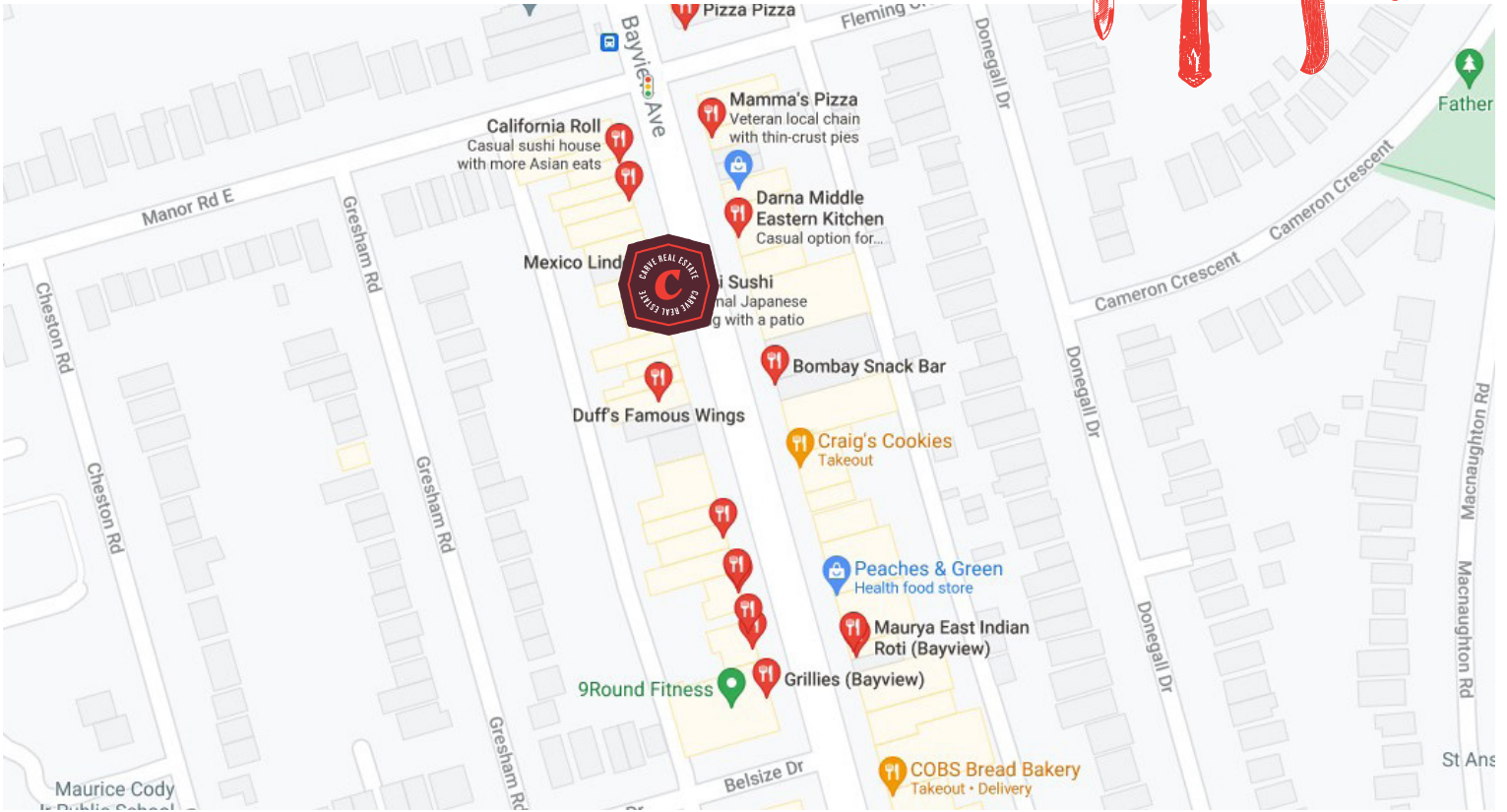
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BUILDING DETAILS

This restaurant was recently renovated, and it shows. It is in fantastic shape and does not require any work whatsoever. There are security cameras, lots of new equipment, and the leaseholds are all in excellent shape.

Property Details: Full downstairs basement with the washrooms on the lower level, as well as storage and office space.

All utilities are on a separate meter. There are two private parking spaces at the rear of the building for use for the restaurant.

The hood system is in great condition, and all fridges, cooking equipment, and other chattels are in very good shape.

LOT SIZE

Frontage:

19.03 ft along Bayview Ave

Depth:

Approximately 108.50 ft

Raw Measurements:

108.61 ft x 19.04 ft x 108.56 ft x 19.05 ft

Total Area:

2,066.67 ft² (0.047 ac)



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