



FOR SALE

1387 LAWRENCE AVE E, TORONTO

\$149,000

\$11,681 gross rent

2,463 Sq Ft

Licensed Restaurant

FLAME BAR & GRILL

Looking for various streams of income for your restaurant business? Look no further. Flame Bar & Grill at Lawrence Ave West and Keele is a restaurant diner, quick-service restaurant (QSR), sports bar with pool table and dancing, and club/lounge/party space all in one.

There is a take-out area at the front with an open concept kitchen, tons of seating, a big 12 ft commercial hood for handling the floor and take-out. Back area with a full bar and billiards.

Big space of 2,463 sq ft on the main floor and the same in the lower lounge area. Fully licensed for 112 main and 90 downstairs with private/separate entrances. Solid lease of \$11,681 gross with term for both floors. Tons of plaza parking.

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).

carve REAL ESTATE



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).



BAR & GRILLS:



DORNOCH TAP & GRILL

- Popular restaurant with building
- 3,000 sq ft
- Owned by operator
- Excellent sales and property



TRAILSIDE BAR & GRILL

- Very popular bar & grill with sales
- 8,000 sq ft
- Owned by operator with residential
- Purchase business and property



BAD DOG BAR & GRILL

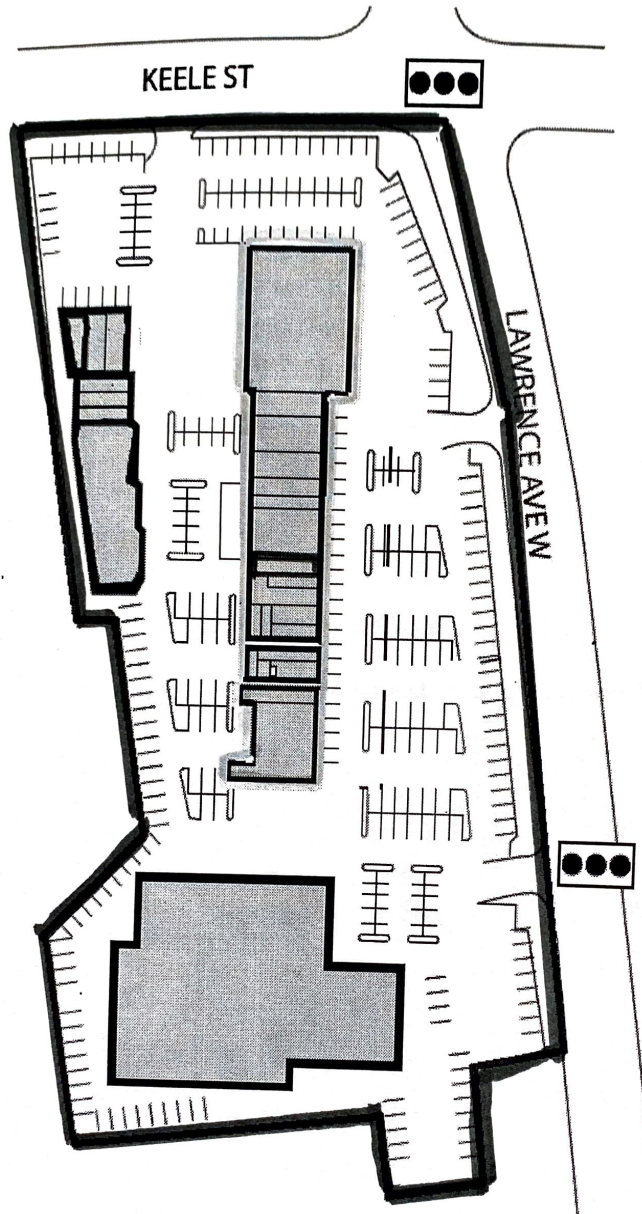
- Popular Bar & Grill with sales!
- 2,200 sq ft
- Building owned by operator
- Downtown Sarnia location with patio



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

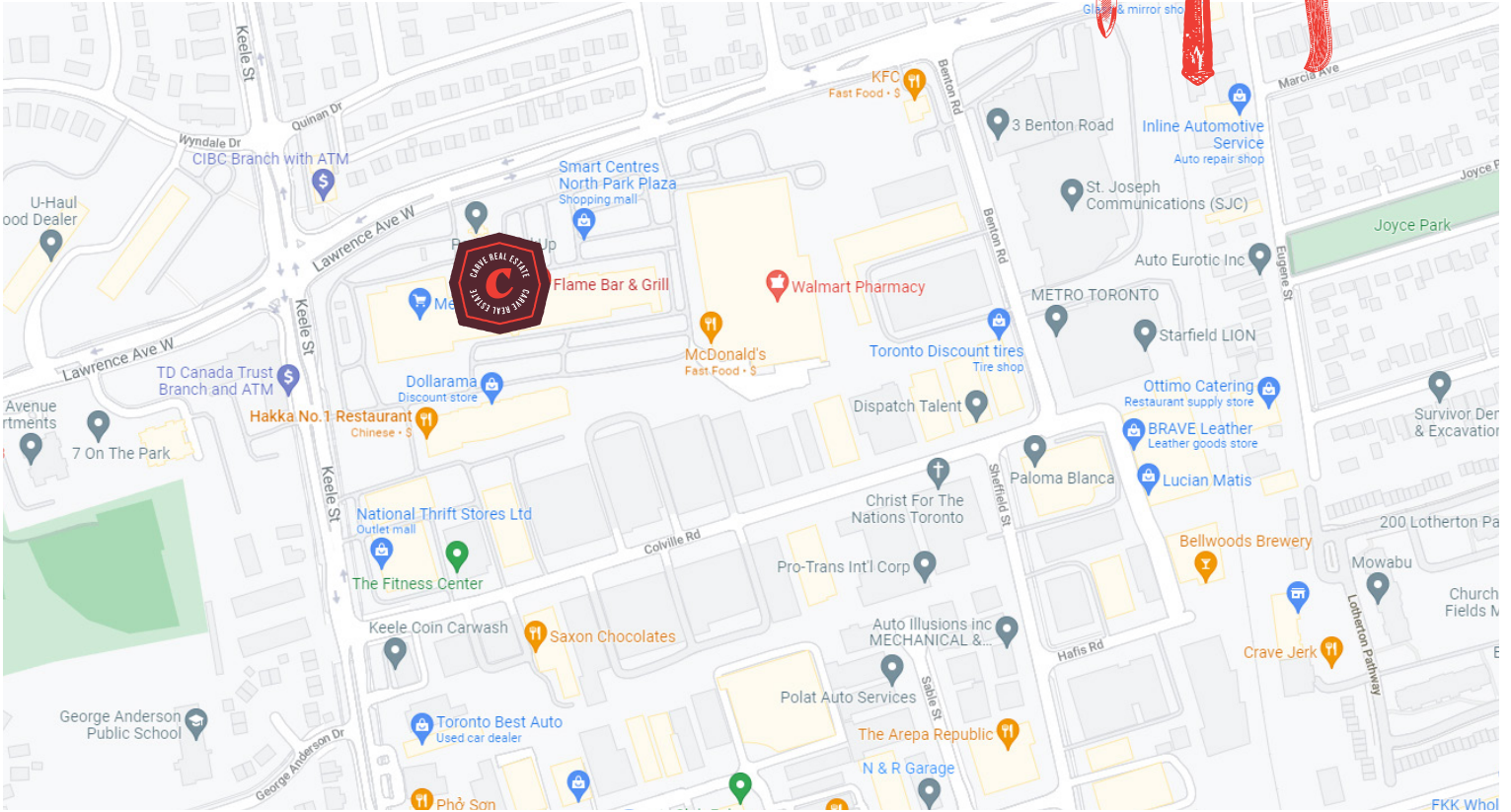
This document is not meant to solicit existing listings. (12.2002).



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).



BUILDING DETAILS

North Park Plaza is a very large commercial plaza owned by Smart Centres and is home to many of their traditional tenants, including Walmart, McDonald's, Metro, LCBO, Scotiabank, and more.

This neighbourhood is a junction of many different areas and demographics, and is ideal for a weekend and events lounge, a sports bar, a diner, and of course a QSR.

Property Details: Great signage to the street and tons of parking spaces over 100 in total.

The plaza has easy access from both Lawrence and Keele Street and is very easy to get to.

LOT SIZE

Frontage:

22 ft along Lawrence Ave W

Depth:

Approximately 112 ft

Parking Spaces:

100+

Total Area:

2,463 main floor
2,463 lower level



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).