

**FOR SALE**

**1274 BLOOR ST W, TORONTO**

**\$199,000**

## HAPPY CUP BAR & RESTAURANT

**\$3,525 Gross Rent**

Old school drinking bar with great liquor to sales ratio and cash business in the heart of Bloordale Village and surrounded by Subway stations on either side. An unpretentious place with reasonable prices, good food, and of course, a jukebox that will send you dancing through the night! Located on the north and sunny side of Bloor with a full kitchen.

**800 Sq Ft**

Great lease rate of \$3,525 gross including TMI with 2 + 5 years term. 800 Sq ft licensed for 28. Great profits due to alcohol sales. Full basement, 8 ft hood, 2 washrooms, and 2 parking spaces behind the building with laneway access.

**Licensed Restaurant**

Please do not go direct or speak to staff. Please contact listing agent at 416-843-4318 or manna@carverestate.com for more information and to organize any showings.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com  
carverestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5  
This document is not meant to solicit existing listings. (12.2002).



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## OTHER LOCATIONS:



### EVA'S ORIGINAL

- Eva's Original Chimney in the Annex
- 1,600 sq ft
- \$8,086 gross rent
- Excellent sales and profits



### TIKA TEA HOUSE

- Beautiful cafe at Yonge & Bloor
- 1,373 sq ft
- \$15,867 gross rent
- Bubble Tea business in AAA location



### FISHINN

- Fabulous location in Bloor West
- 1,000 sq ft
- \$8,500 gross rent
- Popular restaurant with impressive sales



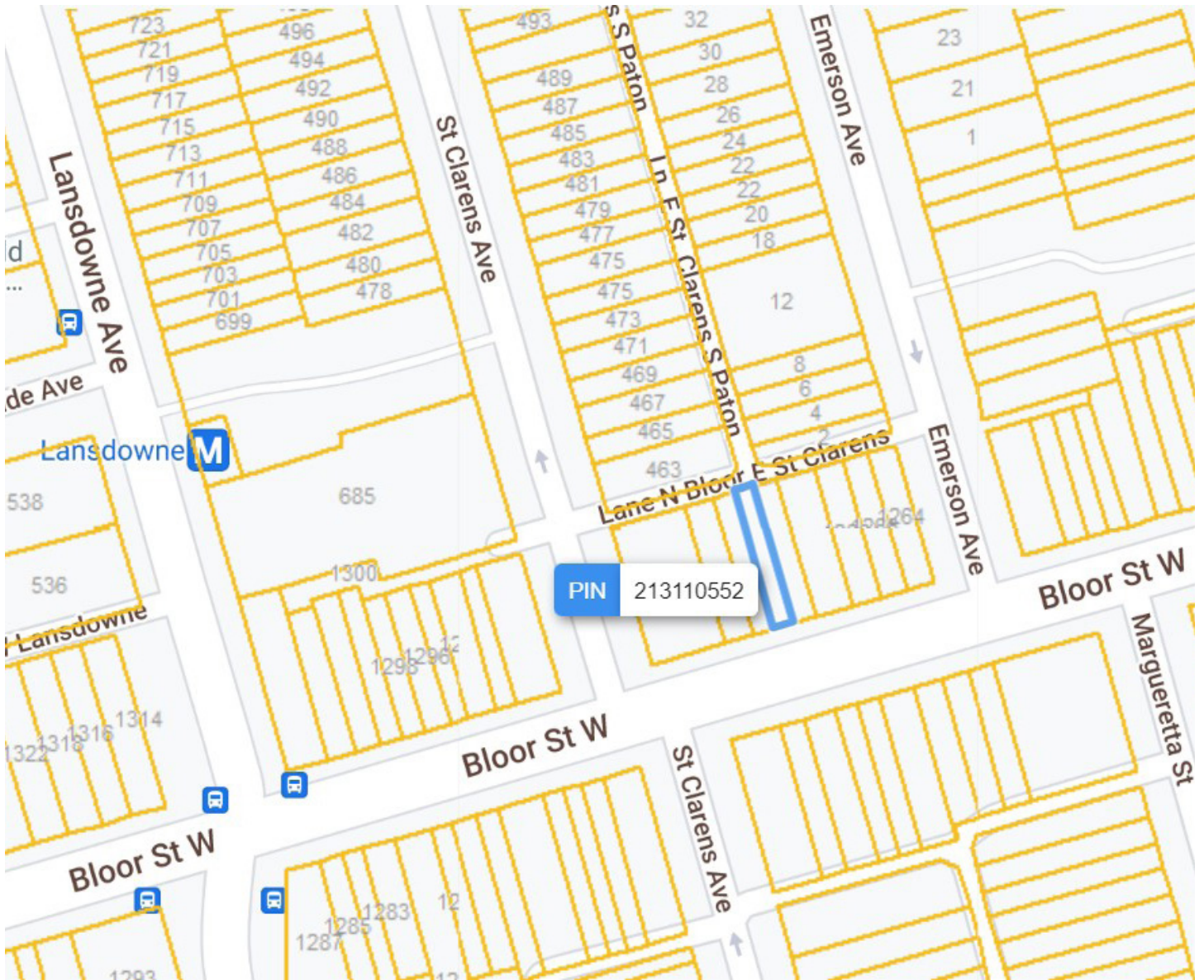
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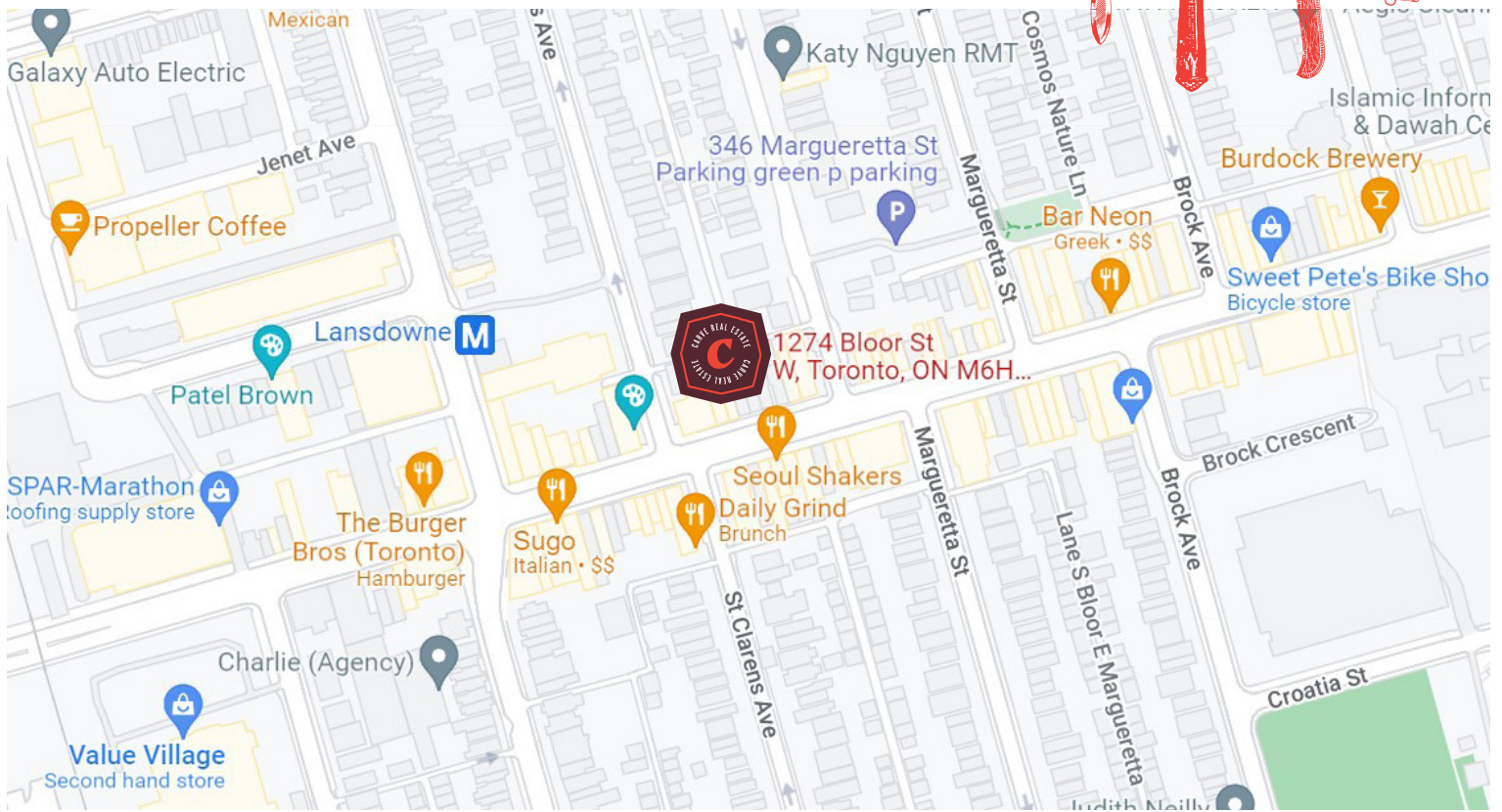
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## BUILDING DETAILS

Happy Cup Bar and Restaurant in Bloor St West is a perfect location if you are looking for an area readily reachable by public transit and bicycle and situated along surrounding restaurants and merchants.

Neighboring tenants include Seoul Shakers, Daily Grind, Sugo, The Burger Bros, and many more.

**Property Details:** The Bar and Restaurant is located near the intersection between Bloor St West and Lansdowne Ave. This 800 sqft place can seat 28. Property comes with a basement, a hood, 2 washrooms, and 2 parking slots.

### LOT SIZE

**Frontage:**  
17.58 ft along Bloor St W

**Depth:**  
Approximately 100.00 ft

**Dimensions:**  
14.18 ft x 100.15 ft x 14.15 ft x 100.15 ft

**Size:**  
1,410.07 sqft (0.032 ac)



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