



**FOR SALE**

**325 RONCESVALLES AVE, TORONTO**

**\$99,000**

**\$7,787 Rent**

**1,700 Sq Ft**

**Licensed Restaurant**

## MODERN ITALIAN RESTO

Beautiful licensed restaurant on Roncesvalles available with attractive rent, full commercial kitchen, and a liquor license of 1,700 sq ft. Located on the sunny east side of Roncy in the heart of the village and with tons of street parking in front and on the side streets.

Ideal for a quick service restaurant (QSR) or sit down licensed style restaurant. This is a beautiful commercial unit with bright windows, exposed brick and all new systems and equipment.

Very attractive lease rate of \$7,787 gross rent including TMI with 5 + 5 years remaining on the lease. No restrictions as this business can be converted to different concepts, cuisines, or franchises. Big 12 foot commercial hood + walk in.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**MANNA AU, Sales Representative**  
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This document is not meant to solicit existing listings. (12.2002)



# carve REAL ESTATE



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## OTHER LOCATIONS:



### YUMMY PIZZA

- QSR with huge hood
- \$4,424 gross rent
- 1,212 sq ft
- Can be rebranded/converted



### FISHINN

- \$199,000
- 1,000 Sq Ft
- Quick Service Restaurant (QSR)
- Seating for 24



### PI CO.

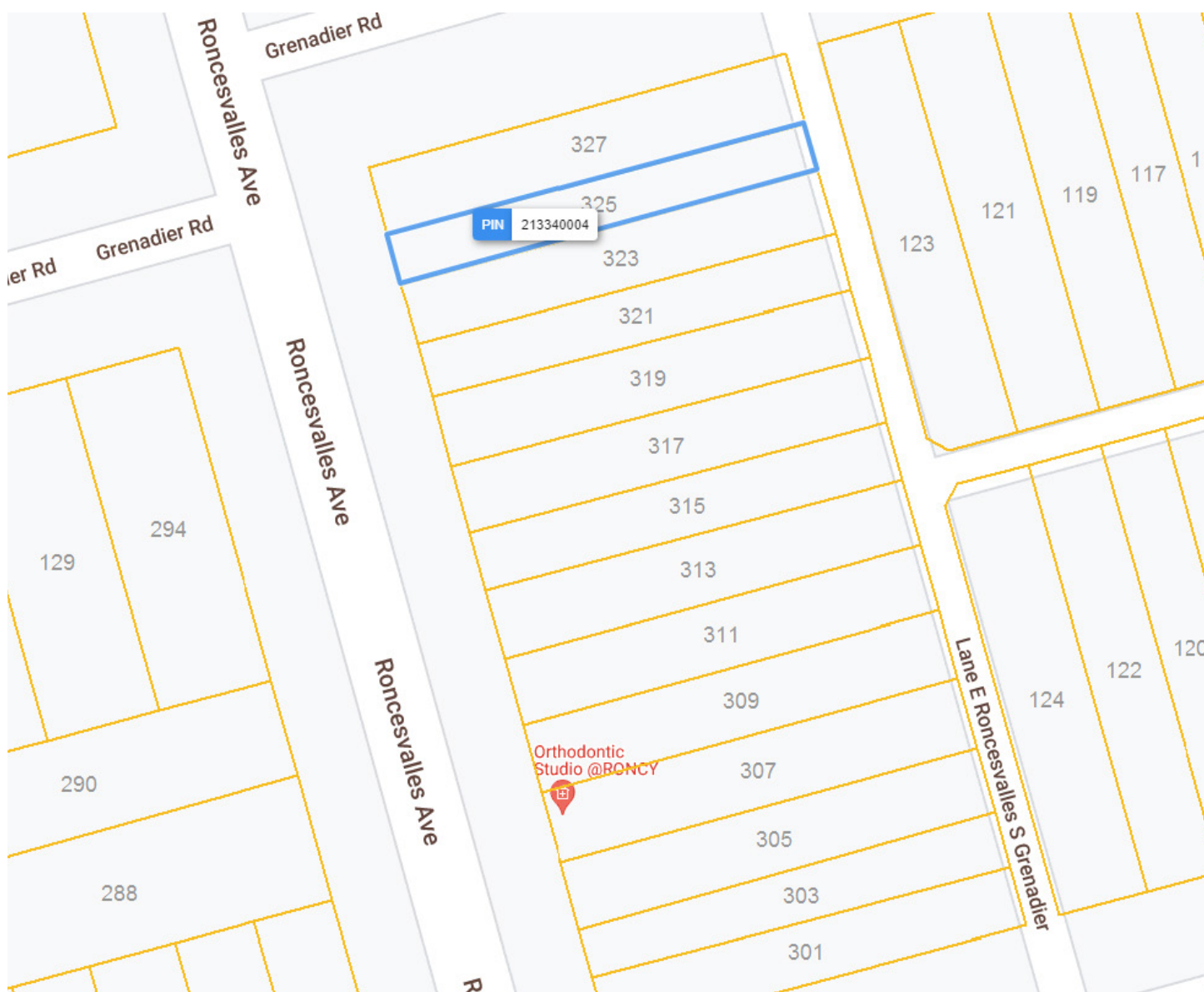
- Pi Co. Pizza Franchise
- 1,596 Sq Ft
- \$7,610 gross rent w/gas
- Great location in The Junction



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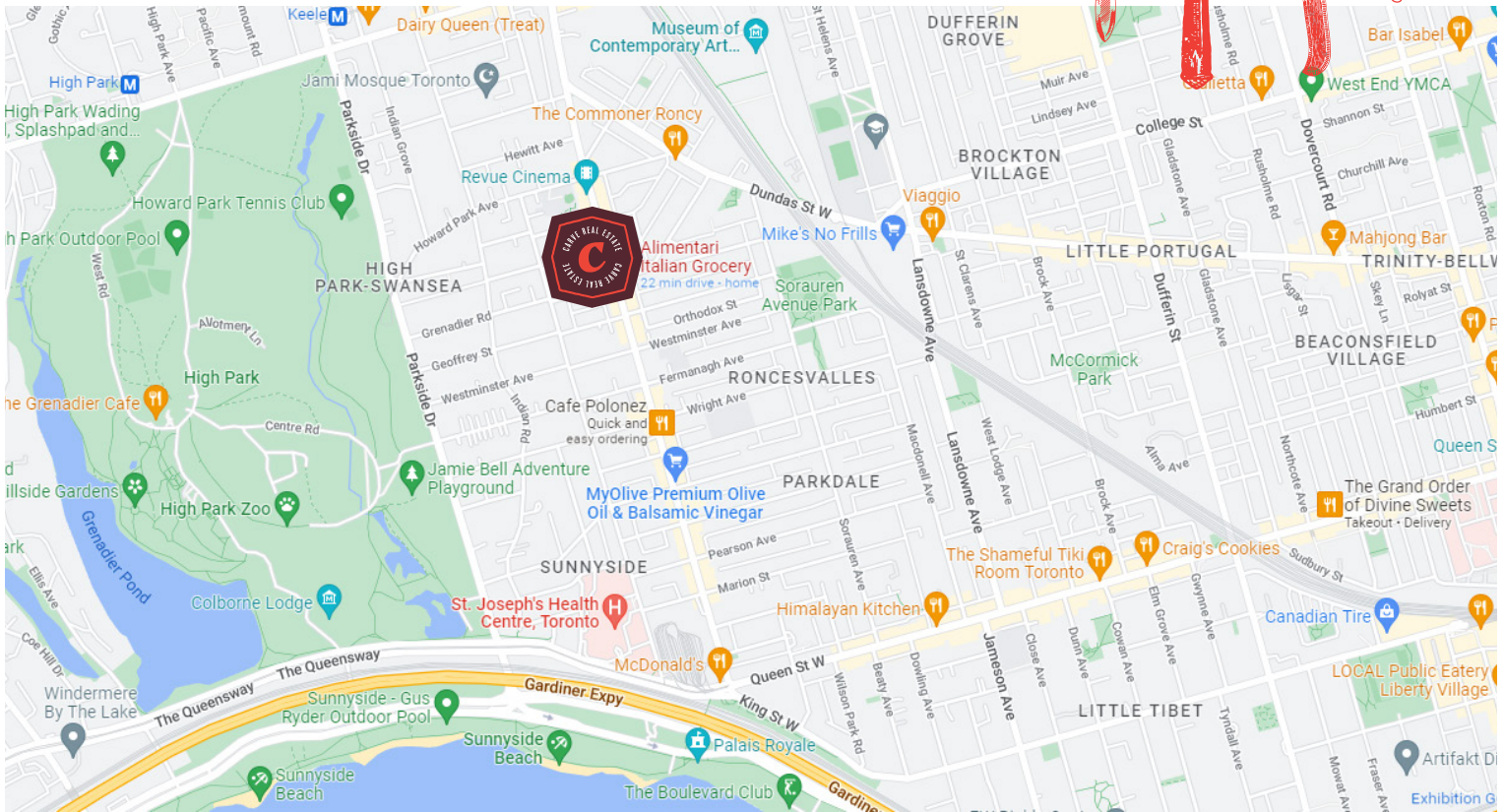
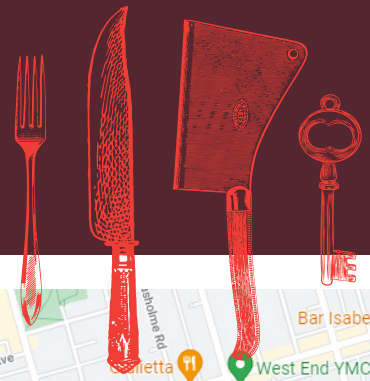


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## BUILDING DETAILS

Located at 325 Roncesvalles Ave, just south of Grenadier Rd. Neighboring tenants include: Another Story Bookshop, Cookery, and Sweetpea's Florist.

Roncesvalles Ave is a long stretch of shops, local cafes, and foodie nooks. Tons of new and old small businesses and industry, popular with both locals and tourists.

**Property Details:** In business since 2017, just 5 years old! Total area of 1,700 sq ft equipped with 200 Amp 3-phase power, 12 ft hood length, with 3(!) washrooms.

### LOT SIZE

**Frontage:**  
16.75 ft along Roncesvalles Ave

**Depth:**  
Approximately 125.00 ft

**Dimensions:**  
125.19 ft x 14.78 ft x 125.18 ft x 13.80 ft

**Size:**  
1,786.81 ft<sup>2</sup> (0.041 ac)



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