



FOR SALE

865 YORK MILLS RD, TORONTO

\$795,000

FOX & FIDDLE - YORK MILLS

\$23,851 Gross Rent

The Fox and Fiddle flagship location on York Mills is available! This excellent performer is located just around the corner from head office and has the modern look of the new stores. Long history of impressive sales and full training and support provided by head office with a great flat royalty rate.

5,000 Sq Ft

Corner location in a very busy location surrounded office buildings, hotels, and affluent residential neighbourhoods. Please do not go direct or speak to staff.

Sports Bar Franchise

Great lease rate of \$23,851 gross rent including TMI and CAM charges with 7 years remaining. Tons of parking spaces in plaza and garage with pylon signage. 5,000 sq ft layout with a huge liquor license of 172 + 140 on the patio.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



THE QUEEN ANNE

- The Gorgeous Queen Anne
- 4,024 sq ft
- \$24,539 gross rent
- Downtown Toronto with big patio



COPPERWORKS BREW PUB

- Copperworks Brew & Pub
- 3,500 sq ft
- \$8,495 gross rent
- Located in Bowmanville



OL' WEST WING

- Profitable sports bar & resto
- 2,633 sq ft
- \$6,900 gross rent
- Full kitchen with patio



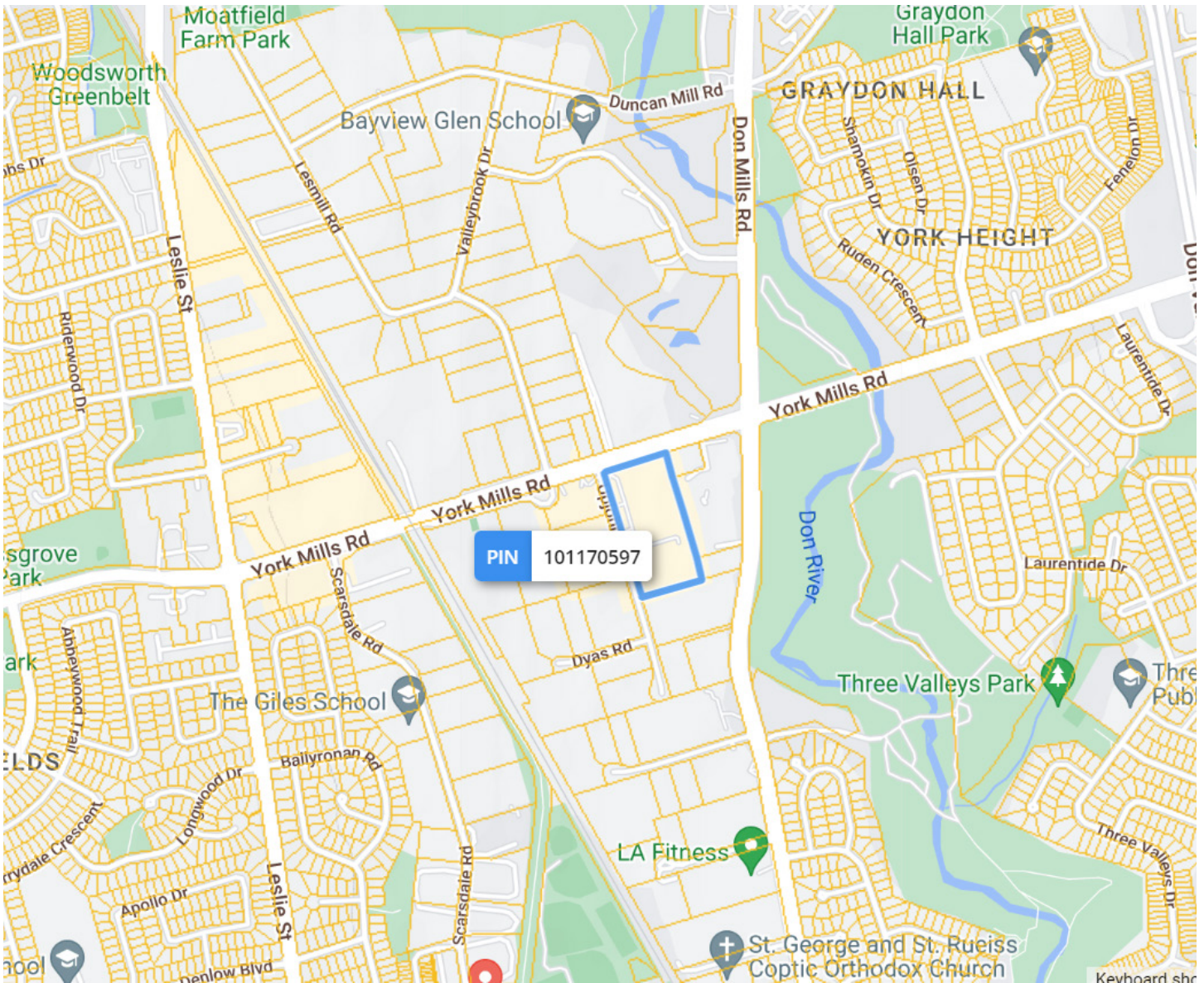
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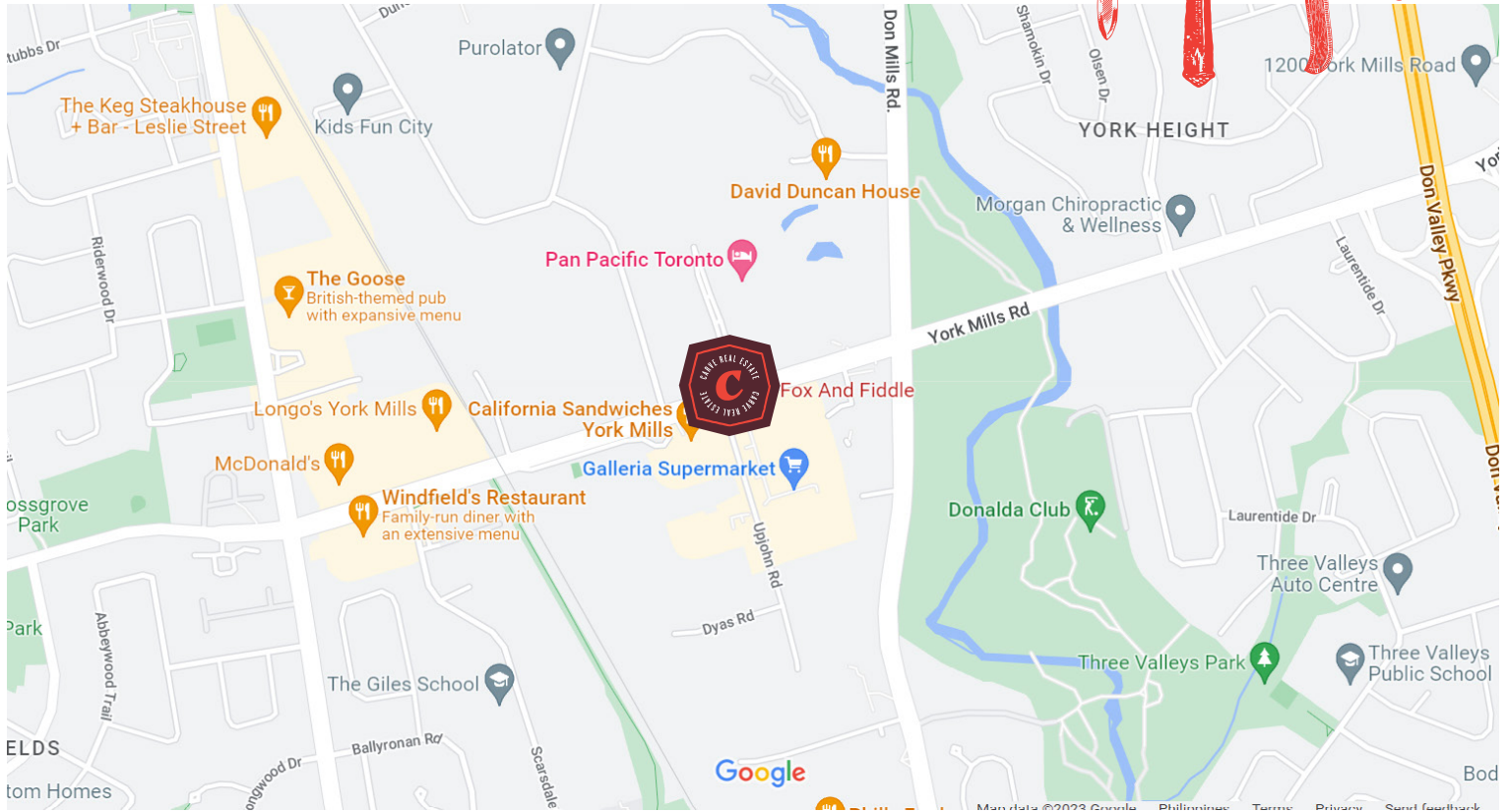
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BUILDING DETAILS

This area of North York is a major business hub with dozens of schools, offices, multiple large plazas, and tons of great residential demographics that form your clientele base.

The Fox & Fiddle is the one true sports bar/pub concept on the strip and it show is great crowds for lunch, dinner, and weekends. The wrap around patio becomes alive during the warm months and it is loaded with televisions, furniture, and plants creating a fantastic atmosphere.

Property Details: The commercial kitchen is stocked with a large hood system, equipment, and 2 walk-ins with an additional one behind the bar for a total of 3.

The restaurant has a great layout with multiple areas that can be divided into sections for parties and events.

LOT SIZE

Frontage:

429.90 ft along York Mills Rd

Depth:

Approximately 870.21 ft

Dimensions:

420.42 ft x 14.17 ft x 858.51 ft x
416.44 ft x 870.21 ft

Size:

368,028.50 ft² (8.449 ac)



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