



FOR SALE

865 YORK MILLS RD, TORONTO

\$549,000

5,000 Sq Ft

Sports Bar Franchise

FOX & FIDDLE - YORK MILLS

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.

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

Great lease rate 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.



RYAN EARL, Broker and Founder
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This document is not meant to solicit existing listings. (12.2002)

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OTHER LOCATIONS:



ST. LOUIS - MILTON

- Sports Bar Franchise
- 2,800 Sq Ft
- \$12,035 Gross Rent
- Licensed for 114 + 52



ST. LOUIS - BRANTFORD

- Sports Bar Franchise
- 3,000 Sq Ft
- \$10,619 Gross Rent
- Licensed for 120



MEXI'S

- Licensed Restaurant with Patio
- 3,200 Sq Ft
- \$8,023 Gross Rent
- Licensed for 142 + 48 Patio

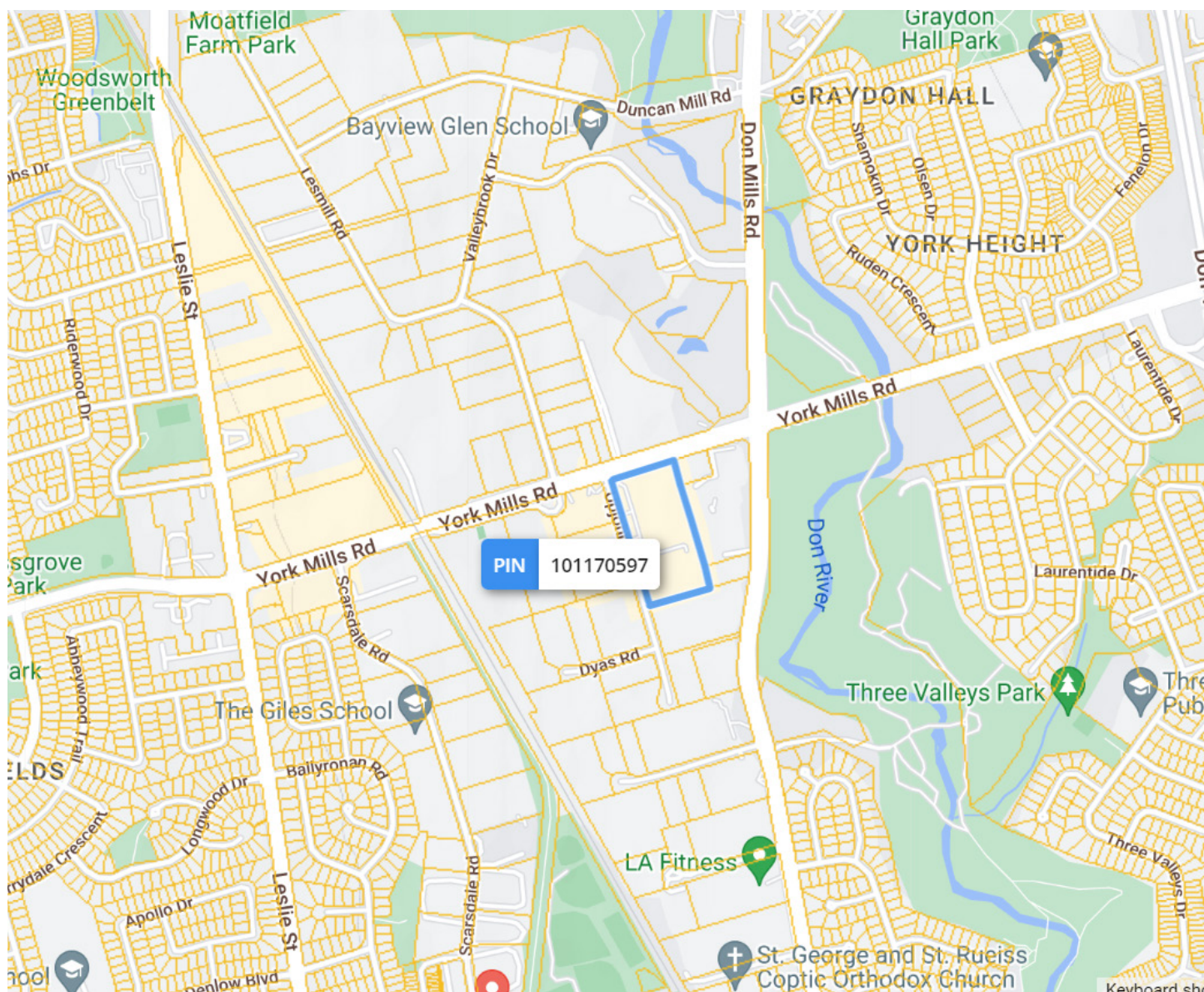


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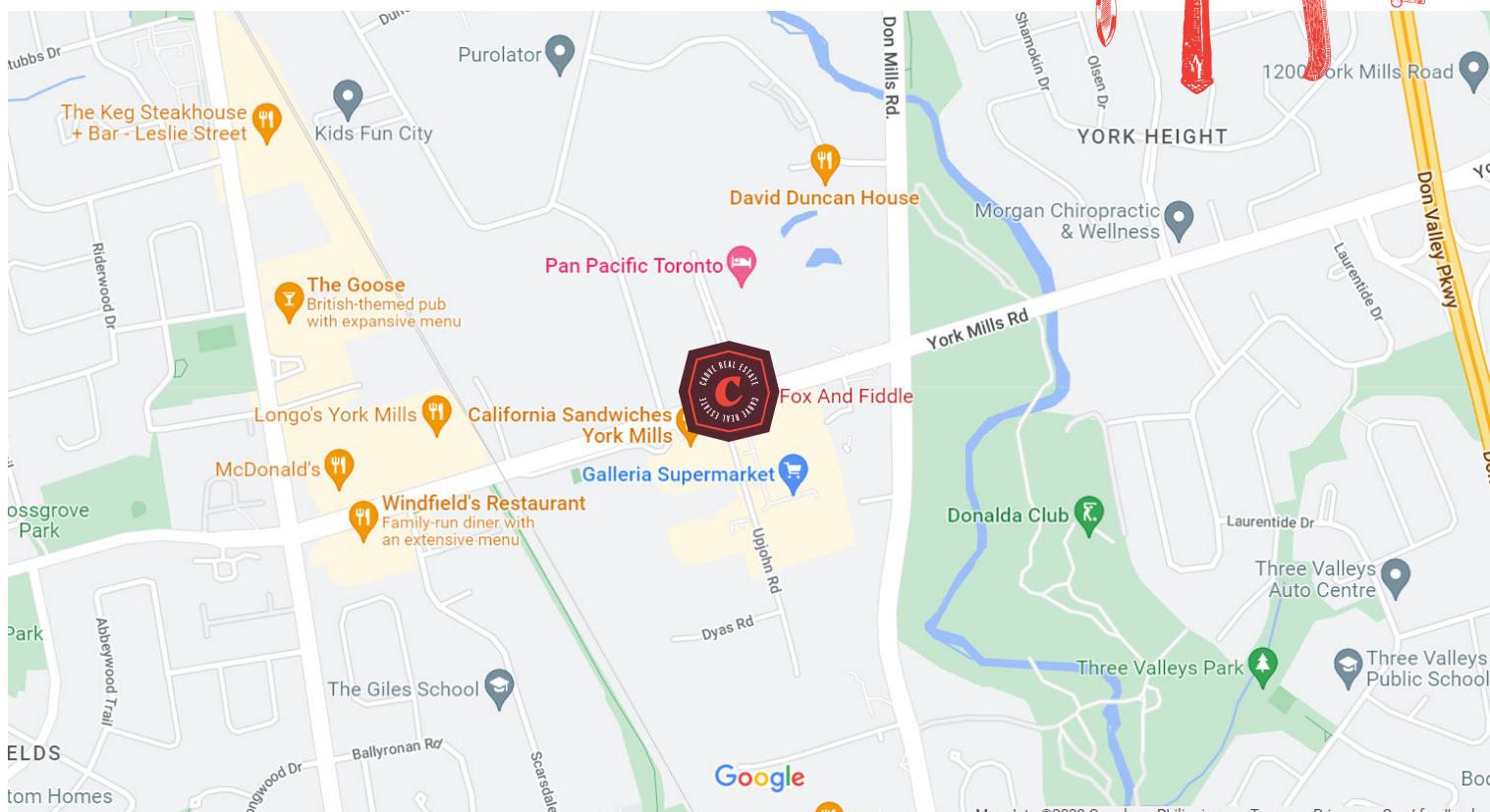
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BUILDING DETAILS

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 shows 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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