



FOR SALE

126 CUMBERLAND ST, TORONTO

\$799,000

\$13,274 Gross Rent

1,800 Sq Ft

Licensed Dessert Bar

READY FOR SECONDS?
Call me to discuss this listing today.

S'CREAM ICE CREAM & COFFEE

S'cream Ice Cream + Coffee is located at Yorkville and Bloor neighbourhood and has very impressive sales and awesome space. This dessert place serves the Summer Ice Cream with Boozy Scoops to a different level and style. Consistent sales and profits.

This 1,800 sq.ft. has 200k NOI in 2022, this sweet spot has something special to offer its high-end clientele at Yorkville.

Liquor License of 5 on the main floor + 28 upstairs. Excellent lease rate of \$13,274 with 3+5 years remaining. S'cream is powered by a 200-amp power. Unit has 2 washrooms.

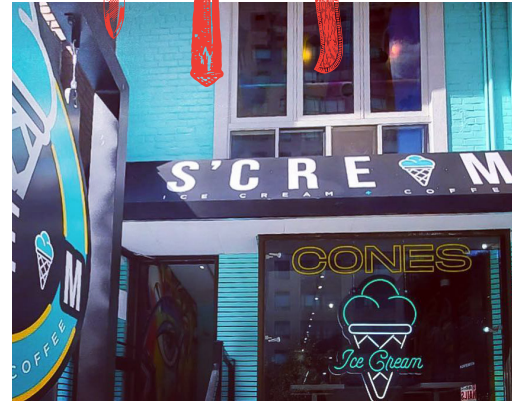


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OTHER LOCATIONS:



KEBABERIE MIDEAST KITCHEN

- Kebaberie Mideast Kitchen Yorkville
- 386 sq ft
- \$11,187 gross rent
- Excellent profits and sales



EGG BAE CABBAGETOWN

- Breakfast location at Yonge and Dundas
- 1,500 sq ft
- \$7,000 gross rent
- Newly renovated



EGG BAE KENSINGTON

- Breakfast location in Kensington Market
- 1,200 sq ft
- \$5,000 gross rent
- Seating for 30

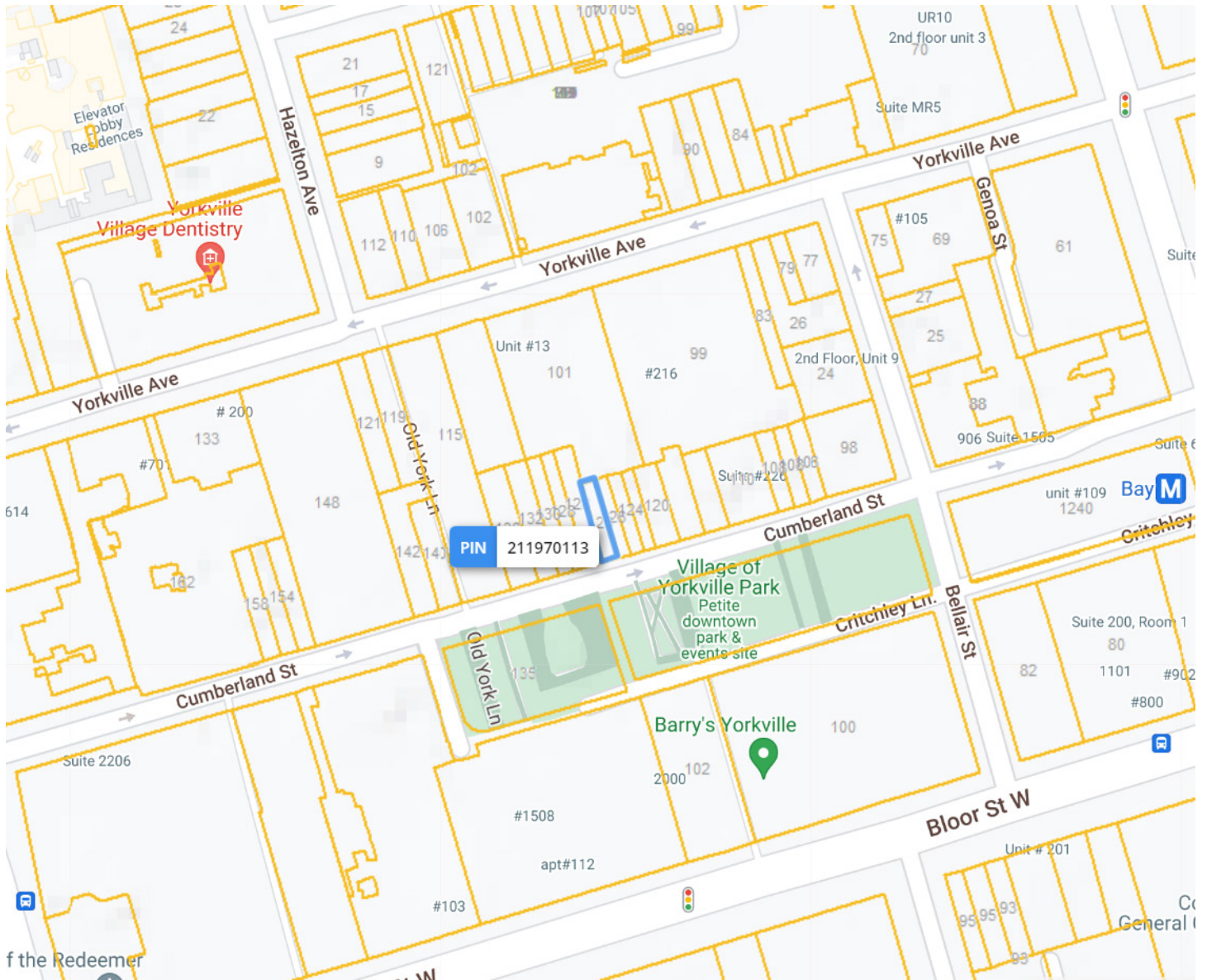


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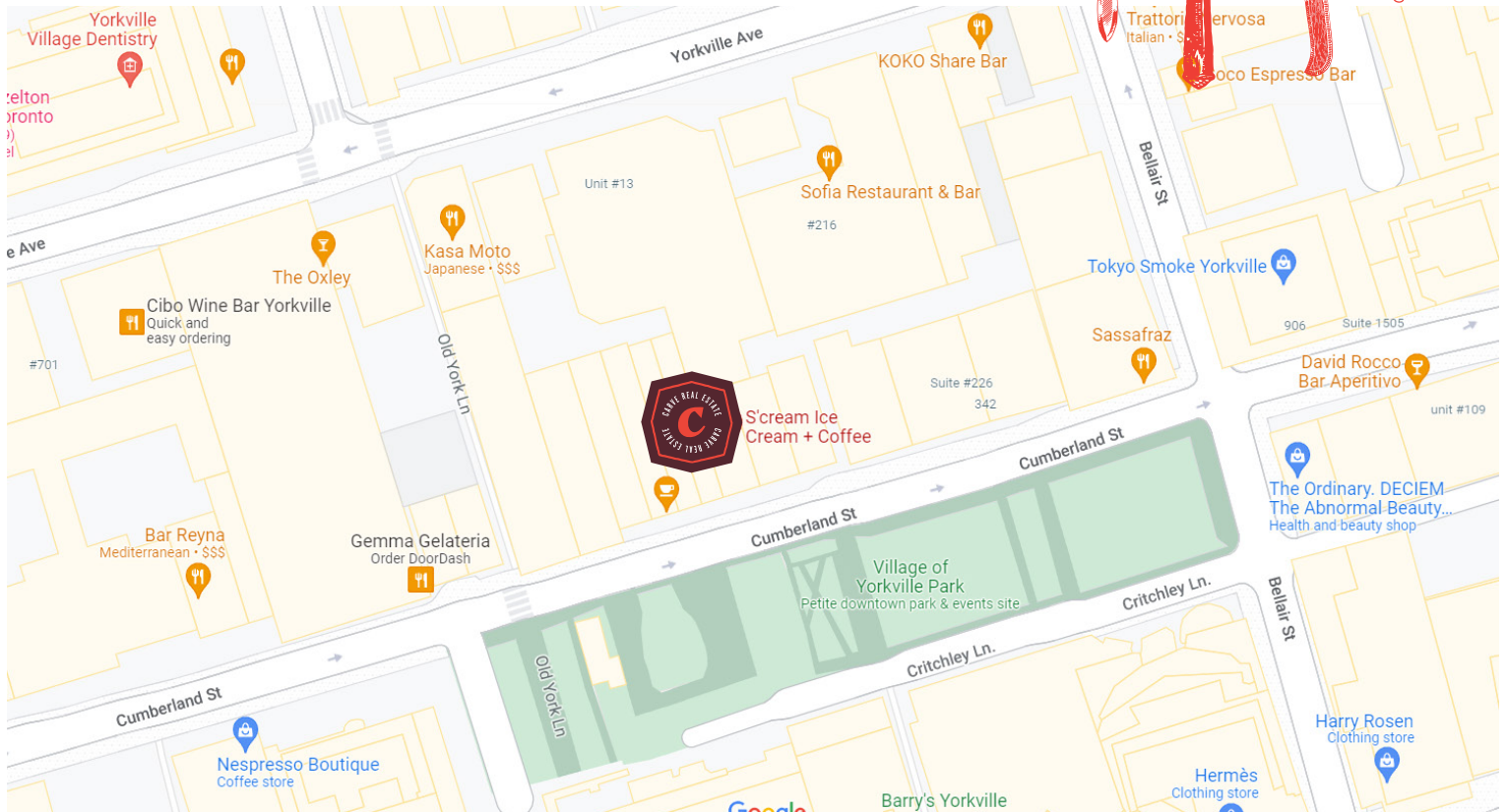
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BUILDING DETAILS

S'cream has a very trendy concept located in Yorkville at the extremely busy downtown on Cumberland Street. This is a major juncture of high traffic routes with a lot of walk-in traffic.

Excellent signage and theme color to both roads make this business stand out.

Property Details: This is one of the longstanding old homes that has long since been converted into retail and commercial use. There is seating and customer access to the main, 2nd, and 3rd stories creating perfect date spots and photo opportunities for customers in one of Toronto's premier neighbourhoods.

The foot traffic is constant all year long and explodes in the summer months and business is a selfie hotspot.

LOT SIZE

Frontage:

15.25 ft along Cumberland St

Depth:

Approximately 80.00 ft

Dimensions:

13.81 ft x 80.12 ft x 15.93 ft x 80.12 ft

Size:

1,184.03 ft²



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