



**FOR SALE**

**298 MARKHAM ST, TORONTO**

**\$174,000**

**\$2,654 Gross Rent**

**600 Sq Ft**

**Cafe**

## BOXCAR SOCIAL LANEWAY

Boxcar Social Laneway is one of 4 locations for this excellent Toronto concept. Known for their licensed locations in some of Toronto's best neighbourhoods and for their history of success and great sales. This is a corporate location available to a franchisee and operator. Full training to be provided.

This super trendy cafe is located in the laneway directly behind some of Toronto's coolest and most famous restaurants at College between Palmerston and Markham.

Great lease rate of \$2,654 gross including TMI with a long lease with term. Seating for 20 in an absolutely gorgeous buildout with wood furnishings throughout. 600 sq ft layout that is very easy to operate. Royalty of 7% and great margins.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER CAFE LOCATIONS:



### BEATRICE SOCIETY

- Located in King West Toronto
- \$16,000 gross rent
- 1,600 + 500 sq ft
- Licensed cafe with patio



### JACKED UP COFFEE

- Citroen H Van inside MetroCentre
- 100 sq ft
- Attractive rent
- Long term lease



### STARBUCKS

- Located in Hotel X
- 5,000 gross rent
- 1,200 sq ft
- Cafe franchise

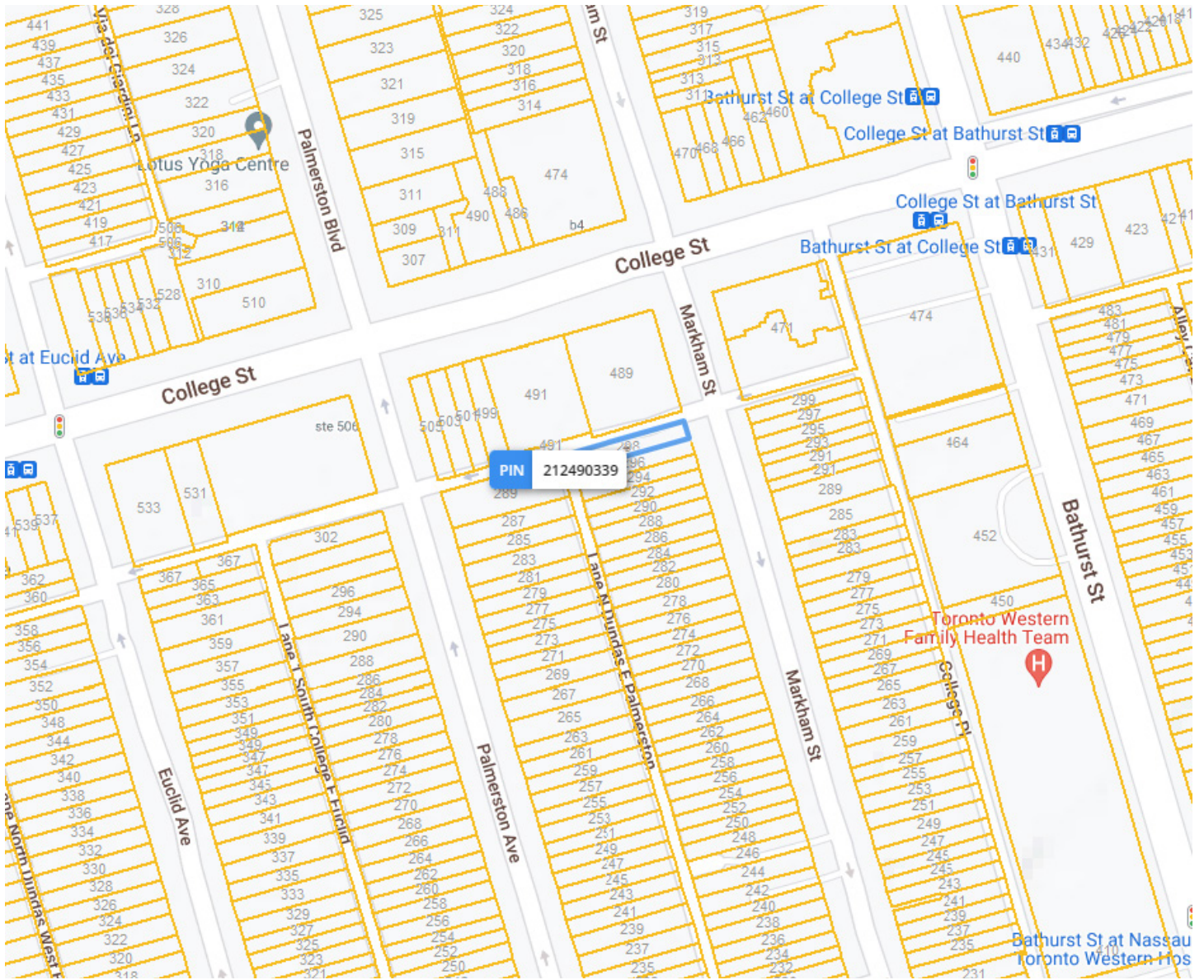


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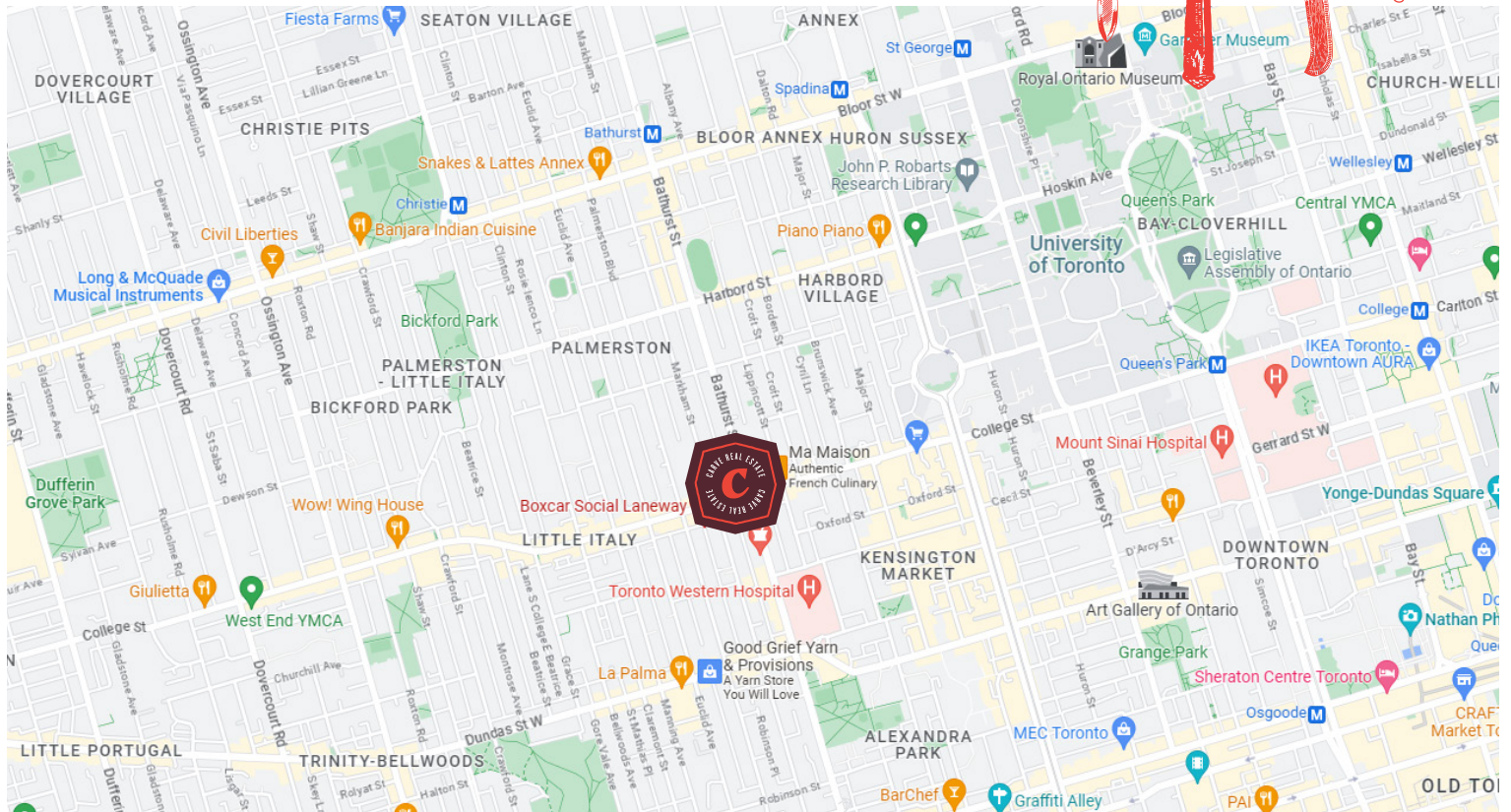
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## BUILDING DETAILS

This section of College Street lies just to the east of Little Italy and just west of Kensington. It is home to a handful of some of Toronto's most popular and well-known restaurants. Its trendy location behind College in the laneway allows for far lower rent and the reputation of the brand and location in this hotspot bring in the crowds and customers.

**Property Details:** The unit has seen major renovations and upgrades and it is in excellent condition complete with 200 amp power and all up to date systems and leaseholds.

The buildout is simply gorgeous and just like the other Boxcar Social locations it has both the brand feel while having its own independant look and feel. With a small 600 sq ft layout this is an easy business to operate and staff.

### LOT SIZE

**Frontage:**  
18.75 ft along Markham St

**Depth:**  
Approximately 129.00 ft

**Raw Measurements:**  
129.59 ft x 19.28 ft x 129.58 ft x 18.72 ft

**Total Area:**  
2,454.17 ft<sup>2</sup> (0.056 ac)



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