



FOR SALE

562 KIPLING AVE UNIT 1, ETOBICOKE

\$299,000

THE LIME VIET AND THAI CUISINE

\$6,406 Gross Rent

This is a well-established business that does excellent sales and produces solid NOI for the owners. The average monthly sales is around \$64,700. Dine-In and Take out. 1850 Sq Ft, 60 Seats with the Liquor Licence. Full production kitchen with 18 ft exhaust hood, 1 walk-in fridge, 2 washrooms, ample parking and many other equipment.

1,758 Sq Ft

Rent is \$6406 (including TMI and Water), 3+5 years remaining on the lease. The restaurant has many regular customers. Including all Chattels.

Licensed Restaurant

Can be kept as the same business or converted to a different concept or cuisine.

READY FOR SECONDS?

Call me to discuss this listing today.



JENNY MIAO, Sales Representative

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Royal LePage Signature Realty

Ind. Owned & Operated Brokerage

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This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



GALITO'S

- Quick Service Restaurant
- 1,400 Sq Ft
- \$8,256 Gross Rent
- Seating for 40



BROGDEN'S RESTAURANT

- Licensed Restaurant
- 3,200 Sq Ft
- \$10,087 Gross Rent
- Licensed for 86



COPPERWORKS

- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$6,830 Gross Rent
- Licensed for 125 + 37 patio

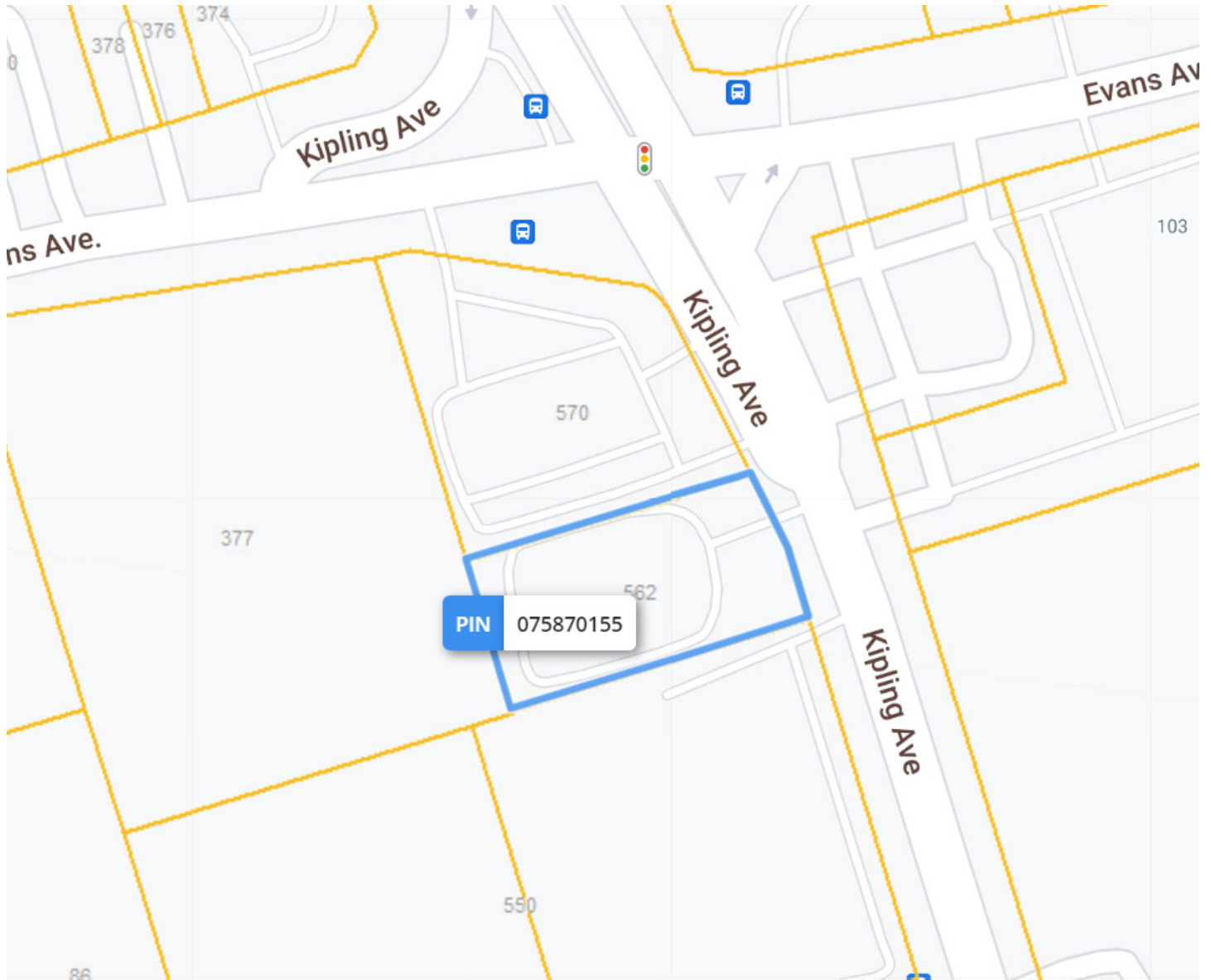


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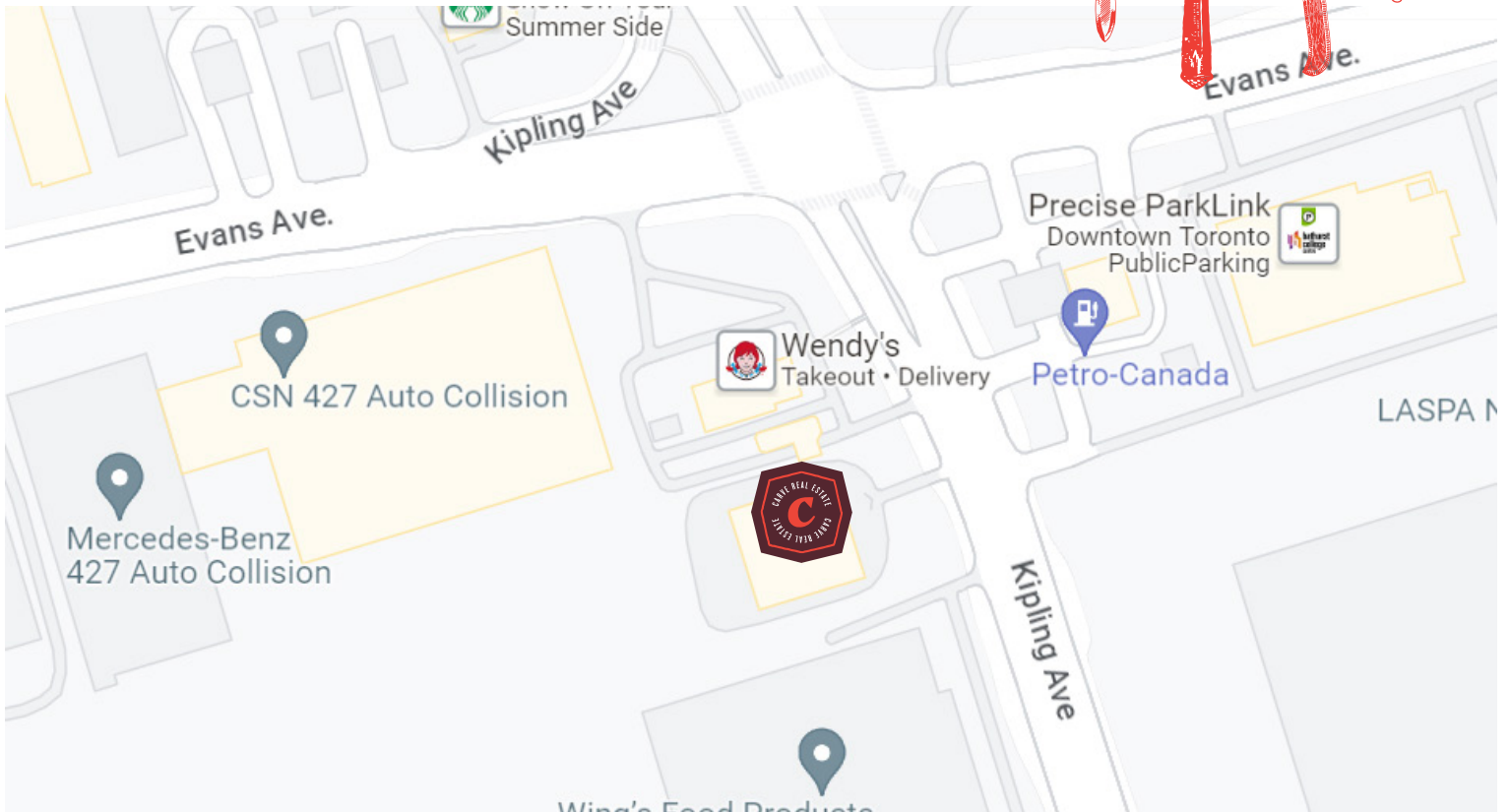
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BUILDING DETAILS

This restaurant is located at Evans Ave and Kipling Ave, easy access to 427/QEW. It is the prime location with many people. Many residential areas around.

Property Details: The reasonable layout of the restaurant makes this space modern and bright looking. There is a full production kitchen complete with a large hood, walk-in fridge, prep area, and more.

Turnkey, and ready to start producing income from day 1.

LOT SIZE

Frontage:

118.0 ft along Kipling Ave

Depth:

Approximately 226.0 ft

Dimensions:

55.50 ft x 63.65 ft x 226.20 ft
x 118.16 ft x 237.33 ft

Size:

27,684.75 ft² (0.636 ac)



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