



FOR SALE

157 RONCESVALLES AVENUE, TORONTO

\$299,000

\$11,504 Gross Rent

2,300 Sq Ft

Licensed Restaurant

GABBY'S RONCESVALLES

Gabby's on Roncesvalles is available! This AAA location in one of Toronto's premier neighborhoods is also the largest pub/restaurant on the strip by square footage, with a 2,300 layout on the main floor and a full basement.

Impressive sales and a reasonable flat royalty fee with one of Toronto's best-known franchises. The unit is in excellent shape with exposed brick, a full kitchen with a 10-foot commercial hood, 1 walk-in fridge, and great signage.

Great lease rate of \$11,504 gross rent including TMI with 5 + 5 years remaining. Full training and support to be provided by head office. Big liquor license of 110 inside plus 6 on the west facing patio. This store does excellent sales.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER SPORTS BARS:



FOX & FIDDLE

- Sports Bar Franchise
- 5,000 sq ft
- \$23,851 gross rent
- Licensed for 172 + 140 on Patio



FIONN MACCOOL'S

- Restaurant Franchise
- 4,400 sq ft
- \$5,044 gross rent
- Licensed for 158 + 52 on patio



HONEST LAWYER

- Licensed Sports Bar & Restaurant
- 5,100 sq ft
- \$3,787 gross rent
- Licensed for 109 + 40 on Patio

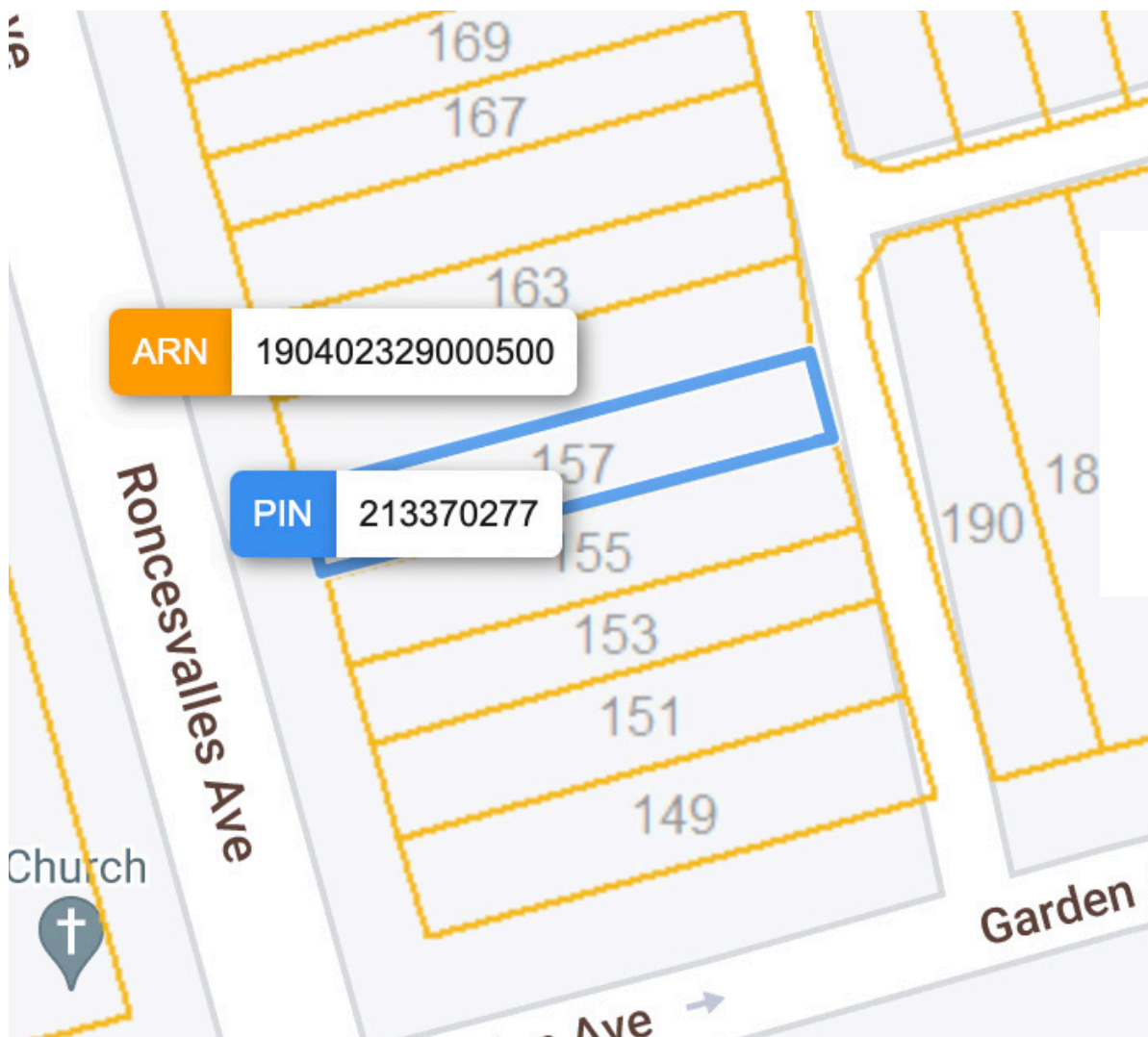


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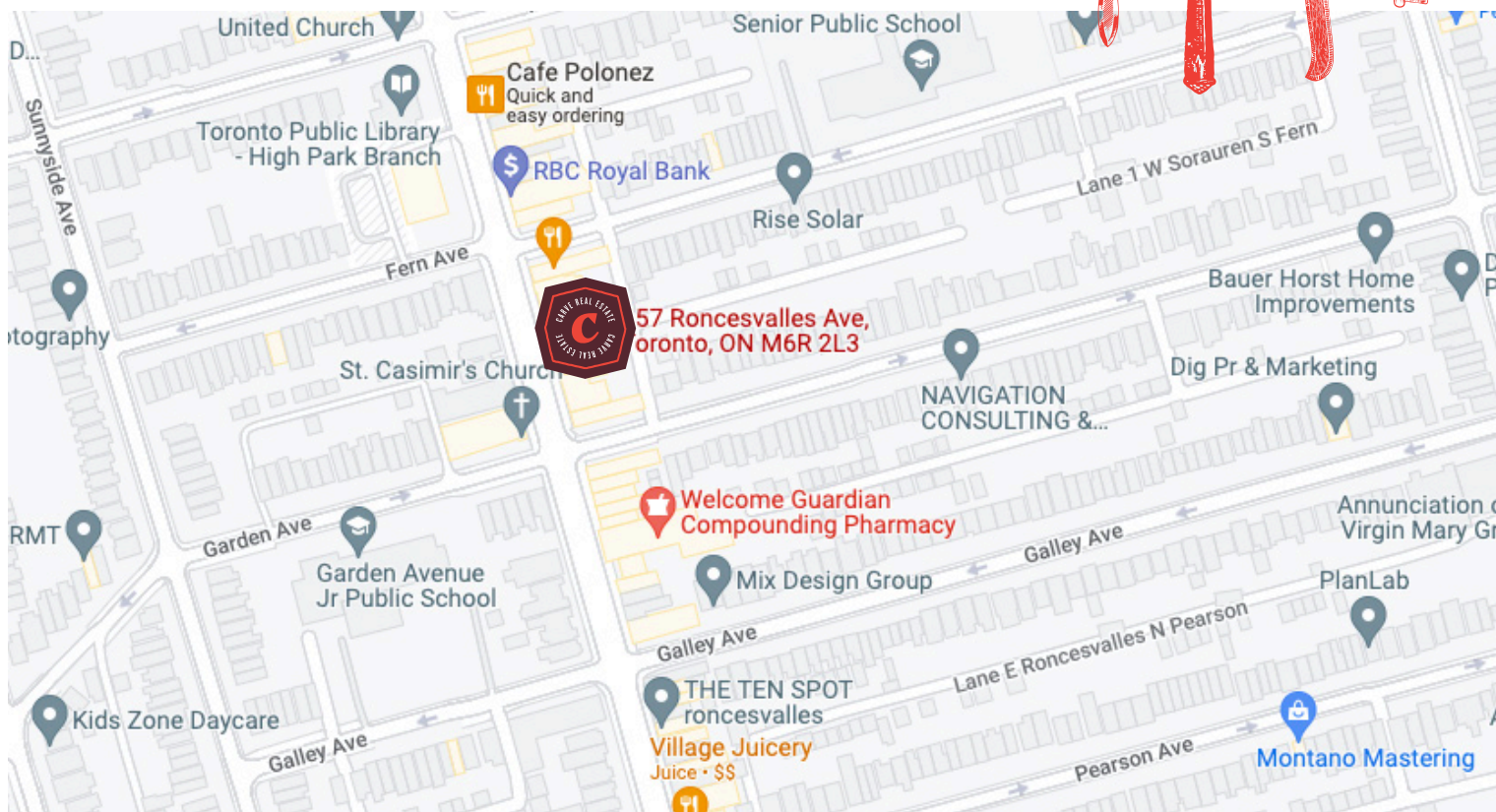


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BUILDING DETAILS

Roncesvalles in Toronto, also known as Roncy, is a very affluent neighbourhood and one of the city's loveliest areas.

Wedged between Parkdale to the east and High Park to the west, this street is the hub of the area and where its restaurants are located. There is a street car that passes by the front of the building, and there is constant pedestrian traffic in the area.

Property Details: The building and commercial unit saw major upgrades when the current business opened, and has seen constant renovations over the years as per franchise agreement.

Full high and dry basement with additional prep area, refrigeration, office, storage, and systems.

LOT SIZE

Frontage:

19.50 ft along Roncesvalles Ave

Depth:

Approximately 115.00

Raw Measurements:

114.92 ft x 18.77 ft x 114.89 ft
x 19.07 ft

Total Area:

2,163.54 ft² (0.050 ac)



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