



FOR SALE

1700 ST CLAIR AVE W, TORONTO

\$1,649,000

Business with Property

1,674 Sq Ft

Gourmet Grocery Store

READY FOR SECONDS?

Call me to discuss this listing today.

LA SPESA

Business and Building for sale on St. Clair West in Toronto! Licensed restaurant, café, and gourmet grocer business rolled into one. This unit has been completely rebuilt and it shows with all new leaseholds and systems in place. Major renovations including space for stairwells. The unit has been reinforced the potential addition of floors.

Licensed for 12 + alcohol retail that drives great business. Currently set up as a market/grocer, deli, and café but this space would be ideal for many different uses. Please do not go direct or speak to staff.

1,674 square feet, full high and dry basement with office and plenty of prep space. A cavity for the hood has been built. The current business has been successful and is available with training, however there are no restrictions on use.



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OTHER LOCATIONS:



LESLIEVILLE PUMPS

- Quick Service Restaurant
- 1,000 Sq Ft
- \$6,032 Gross Rent
- Seating for 16



INDULGE CAFE AND BAR

- Cafe in prime Yorkville location
- 1,165 Sq Ft
- \$7,081 Gross Rent
- Licensed for 45



GERRARD ST. BAKERY

- Great reputation with solid sales
- 1,000 Sq Ft
- \$3,318 Gross Rent
- In operation since 2018

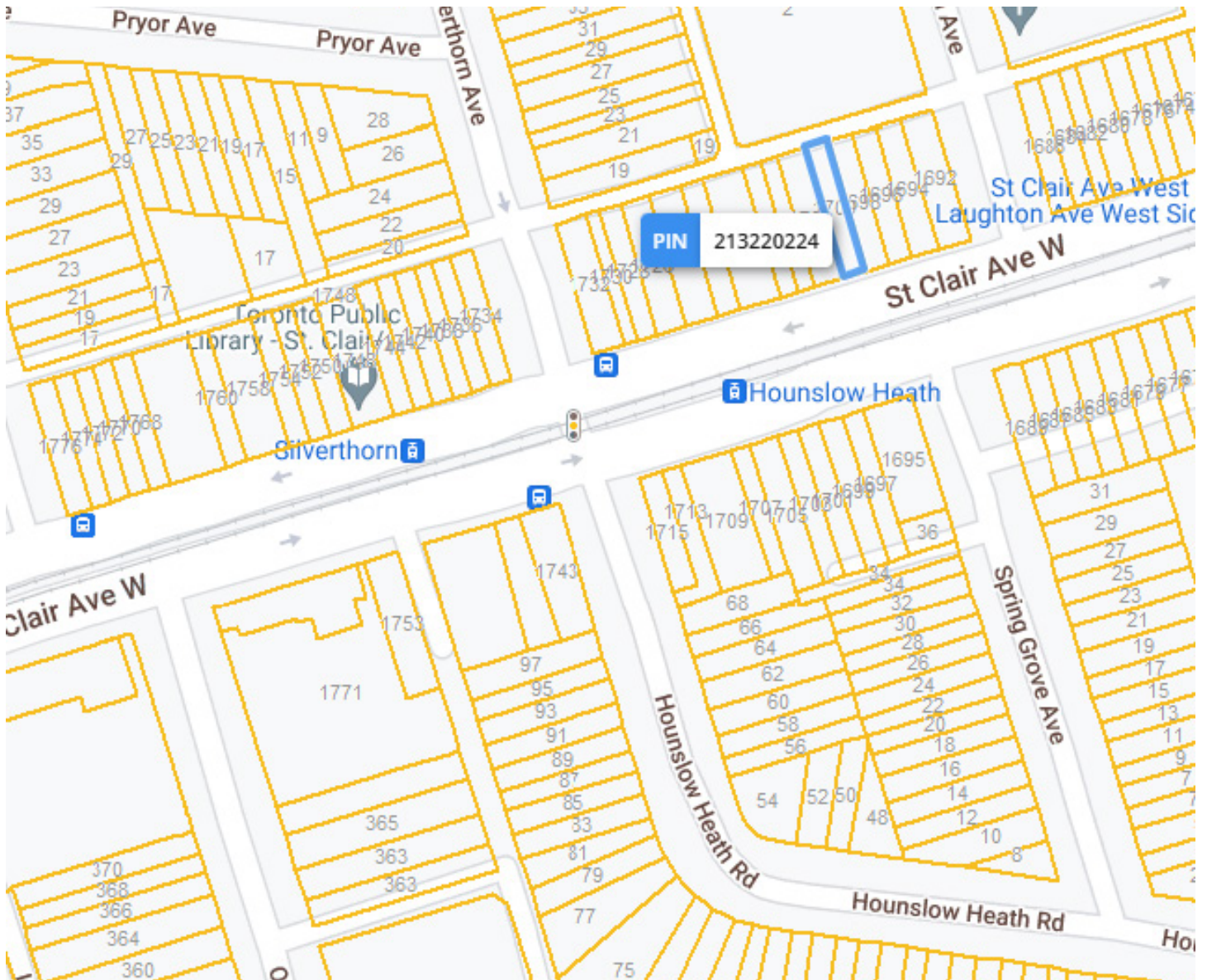


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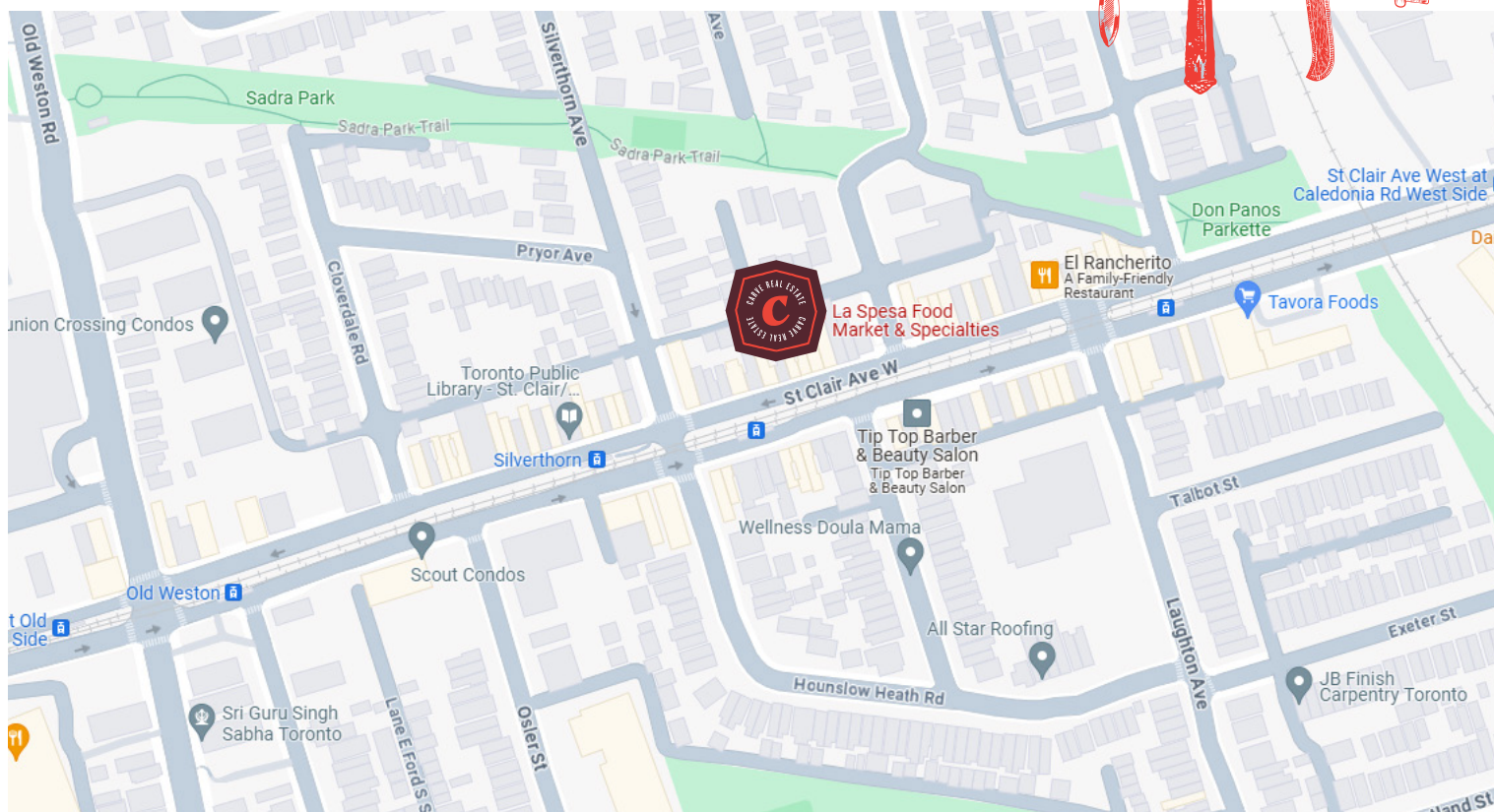


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BUILDING DETAILS

Sandwich counter, coffee shop and gourmet grocer, this space is a completely new build. Purchased in 2020, the former laundromat was fully gutted and renovated from the ground up. New electric and plumbing, new flooring; all told, the building has undergone a \$500k renovation, with 150k worth of new equipment installed.

Property Details: 2 large condos have just opened nearby and the business has seen sales double compared to this time last year. There are 2 parking spots and the entrance has been graded for wheelchair clearance.

The licensed space has 12 seats and sells most alcohol to go. With zero competition in the area, no Wine Rack or LCBO nearby, this is an extremely profitable revenue stream.

Environmental assessment has already been completed and it is available to valid buyers.

LOT SIZE

Frontage:
21.67 ft along St.Clair Ave W

Depth:
Approximately 103.14ft

Dimensions:
17.98 ft x 103.13 ft x 17.11 ft x 103.14 ft

Size:
1,808.34 ft² (0.042 ac)



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