



FOR SALE

1923C AVENUE RD, TORONTO

\$599,000

\$7,230 Gross Rent

1,700 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

OLD AVENUE RESTAURANT

Profitable and high performing restaurant on Avenue Road in North York available! Old Avenue Restaurant specializes in southern Caucasus cuisine and it has been a big hit since opening in 2022.

The sales are impressive and the profit margins are even better. Full training to be provided to a qualified buyer. 1,700 sq ft layout that is easy to staff and manage for a owner, and this business is run hands-off meaning that the owner does not work there. Please do not go direct or speak to staff or ownership.

Great lease rate of \$7,230 Gross Rent including TMI with 3 + 5 + 5 years remaining. Liquor license capacity of 28 inside and 12 on the covered patio with bring your own wine. 1 walk-in fridge and a 9 ft commercial hood in the kitchen.



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OTHER LOCATIONS:



MEZA RESTO BAR

- Gorgeous licensed restaurant with patio
- 2,400 Sq Ft
- \$7,522 Gross Rent
- Licensed for 96 + 30 patio



PIZZA E PAZZI

- Licensed Restaurant & Pizzeria
- 1,800 Sq Ft
- \$4,070 Gross Rent
- Licensed for 65 + 25 Patio



RUSTIK LOCAL BISTRO

- Stunning restaurant in Orangeville
- 3,423 Sq Ft
- \$8,720 Gross Rent
- Licensed for 87

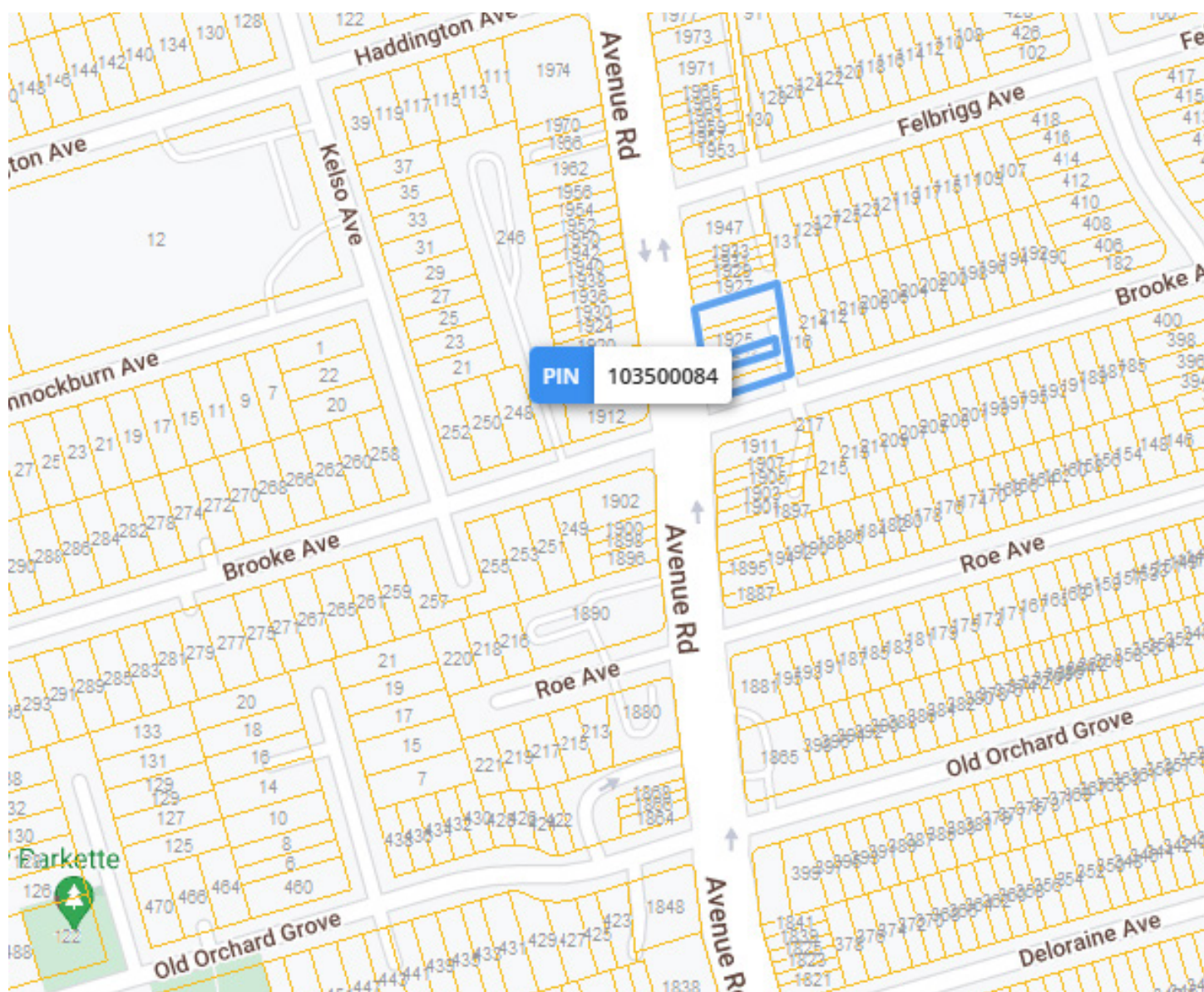


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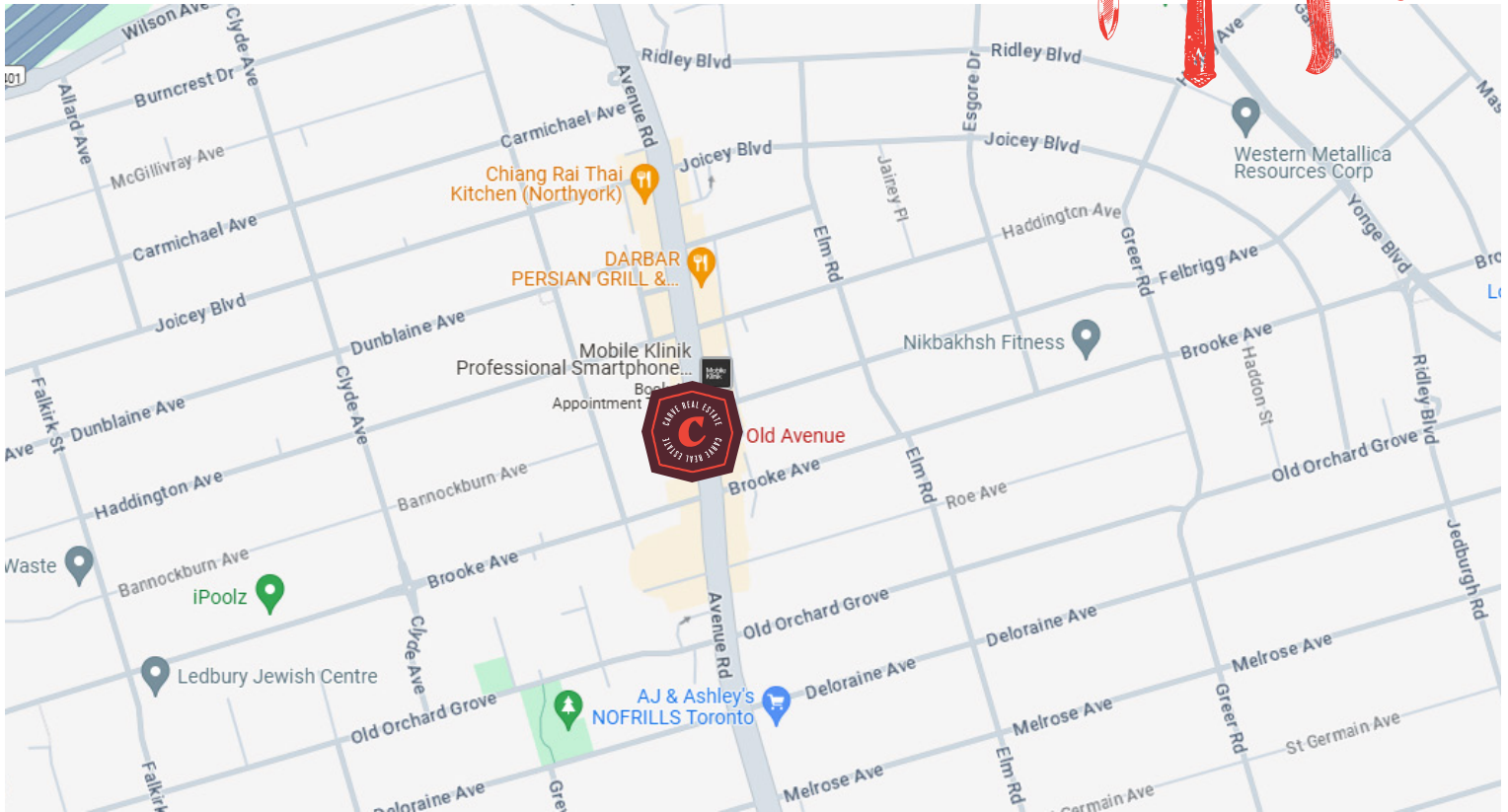


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BUILDING DETAILS

Avenue Road is home to dozens of restaurants and it is a major hub and destination for dining in a very affluent area of Toronto. Located just off of Highway 401 and Lawrence Avenue to the south it is a large area with tons of street parking and many municipal lots.

This restaurant is in the heart of the neighbourhood with many restaurants to the north and south of it. There is 1 private parking lot for ownership, staff, and/or deliveries to the rear of the unit.

Property Details: The entire dining room was renovated before opening and it shows. The decor of the restaurant is literally one of a kind with over 100 collectible items that give this popular business a very unique vibe and feel. Full basement with prep area, washrooms, and storage.

LOT SIZE

Frontage:

20.21 ft along Avenue Rd

Depth:

Approximately 125.16 ft

Dimensions:

131.68 ft x 125.16 ft x 76.05 ft x
110.22 ft x 17.93 ft x 109.82 ft x
14.52 ft x 5.70 ft x 5.70 ft x
5.70 ft x 5.70 ft x 5.70 ft x
5.70 ft x 102.06 ft

Size:

14,229.88 ft² (0.327 ac)



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