



**FOR SALE**

**621 ST CLAIR AVE W, TORONTO**

**\$149,000**

**\$3,250 Gross Rent**

**700 Sq Ft**

**Bakery - Cafe**

## STICKY BAKERY

Popular bakery on St Clair, corner unit with floor to ceiling windows. Beautiful frontage and display windows. Currently running as a specialty bakery. Clean modern design with glossy black subway tile on the walls. Located near the St Clair and Bathurst intersection, steps from multiple parks and the Nordheimer Ravine trail.

The efficiently laid out 700 sq ft space has a full basement. There are 2 walk-in fridges. Available for rebranding into a different concept, cuisine, or franchise.

\$3,250 gross rent including TMI with 2 + 5 + 5 years of lease term remaining. Great opportunity for conversion into many different types of restaurants, dessert bars, or bakeries. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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# carve REAL ESTATE



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## OTHER LOCATIONS:



### GERRARD ST BAKERY

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



### THE HAPPY BAKERS

- Freestanding boutique cafe
- 1,200 Sq Ft
- \$3,350 Gross Rent
- Seating for 30



### KATE'S TOWN TALK BAKERY

- Longstanding Mississauga cafe & bakery
- 900 Sq Ft
- \$4,247 Gross Rent
- Seating for 14

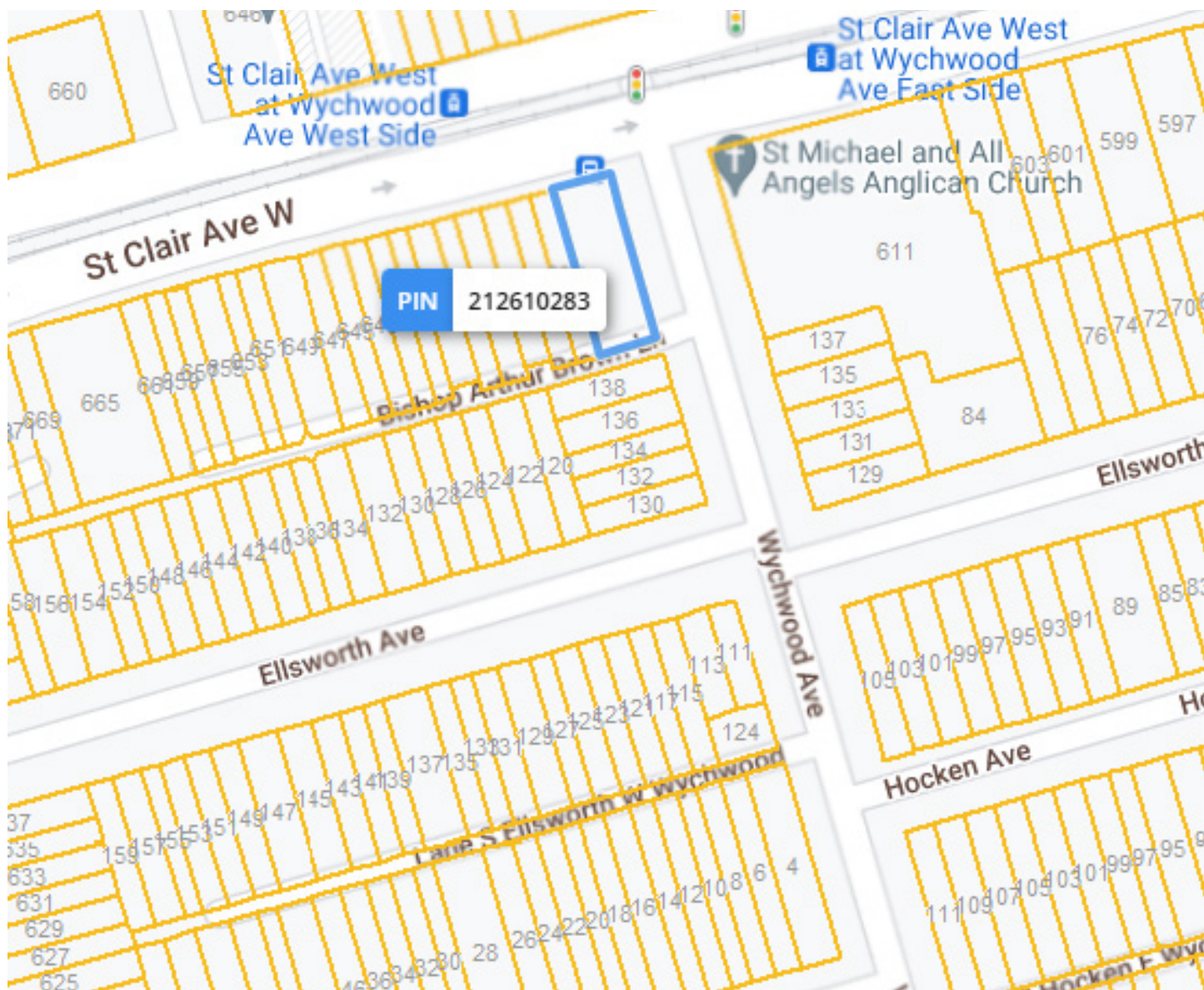


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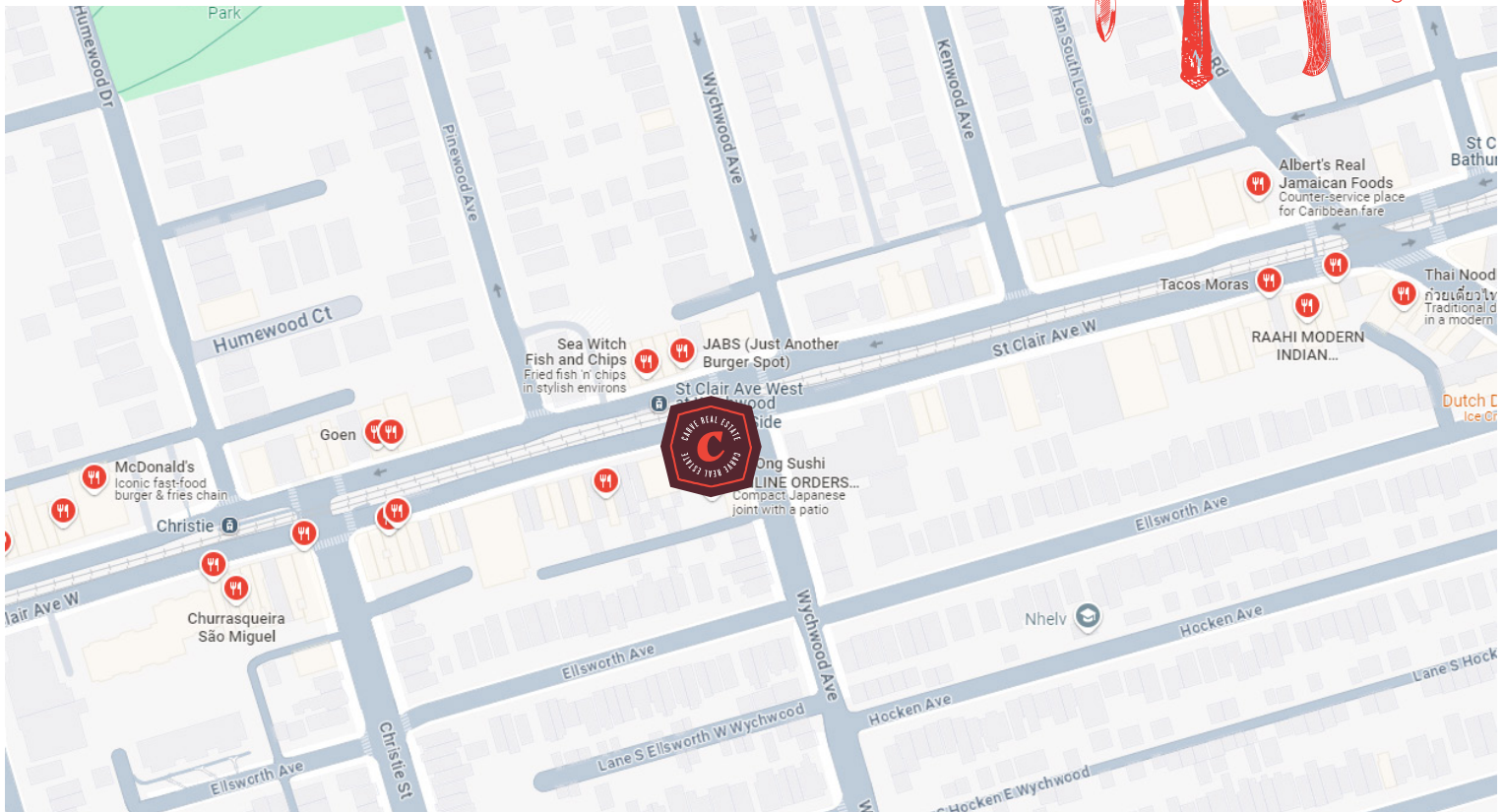
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## BUILDING DETAILS

This store is located in a lovely part of St. Clair Avenue West between Bathurst and Dufferin and it is flanked by other popular restaurants and eateries making this stretch of the street a destination for foodies and customers.

Located just blocks from the St. Clair West subway station and with a streetcar stop directly in front of the store. This is a great location for pedestrians and transit users as well as locals in the neighbourhood. There are many municipal parking lots as well as tons of street parking.

**Property Details:** This is a classic bakery/dessert/cafe style layout with a minimal retail area and a large kitchen with prep area. The space can be refitted into a quick service restaurant (QSR) very easily or better yet create a concept that can do both sit down service and pickup and deliveries.

### LOT SIZE

#### Frontage:

39.00 ft along St Clair Ave W

#### Depth:

Approximately 112.00 ft

#### Dimensions:

39.05 ft x 113.23 ft x 39.05 ft x 112.17 ft

#### Size:

4,391.67 ft<sup>2</sup> (0.101 ac)



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