



**FOR SALE**

**9 CASTLEFIELD AVE, TORONTO**

**\$59,000**

**\$2,123 Gross Rent**

**308 Sq Ft**

**Cafe**

## UPTOWN BRIE + BREW CAFE

Lovely turnkey cafe available in Midtown Toronto just north of Eglinton. Currently operating as Brew + Brie Cafe and available with training or for rebranding into a different cafe or other concept. This location benefits from very low rent for the area as it is just a few feet off of Yonge on Castlefield with a large municipal Green P directly across the street.

Easy to manage labour costs with just one staff in a 308 Sq Ft space with seating for 4 + 6 on the shaded patio. Please do not go direct or speak to staff.

Excellent Gross Rent of only \$2,123 including TMI with term remaining. No basement and easy to run with new AC unit and a high end cappuccino machine. Can be converted into different uses, cuisines, concepts, or franchises.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### OLD AVENUE RESTAURANT

- Licensed Restaurant
- 1,700 Sq Ft
- \$7,230 Gross Rent
- Licensed for 28 + 12



### MIGHT & MAIN

- Cafe
- 375 Sq Ft
- \$3,500 Gross Rent
- Seating for 16 + 4 Patio



### GERRARD ST. BAKERY

- Cafe & Bakery
- 1,000 Sq Ft
- \$3,318 Gross Rent
- Large baking area and lots of prep

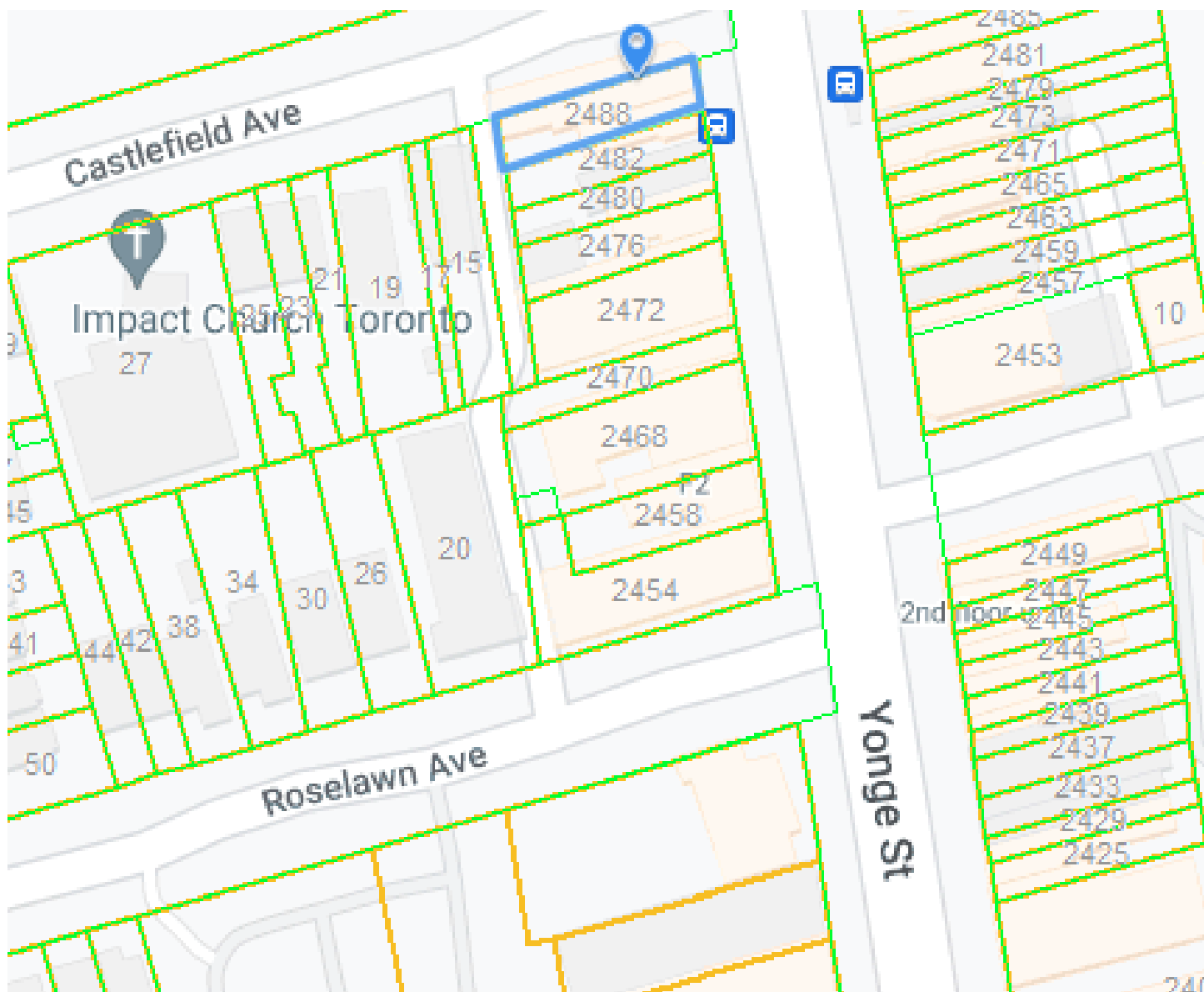


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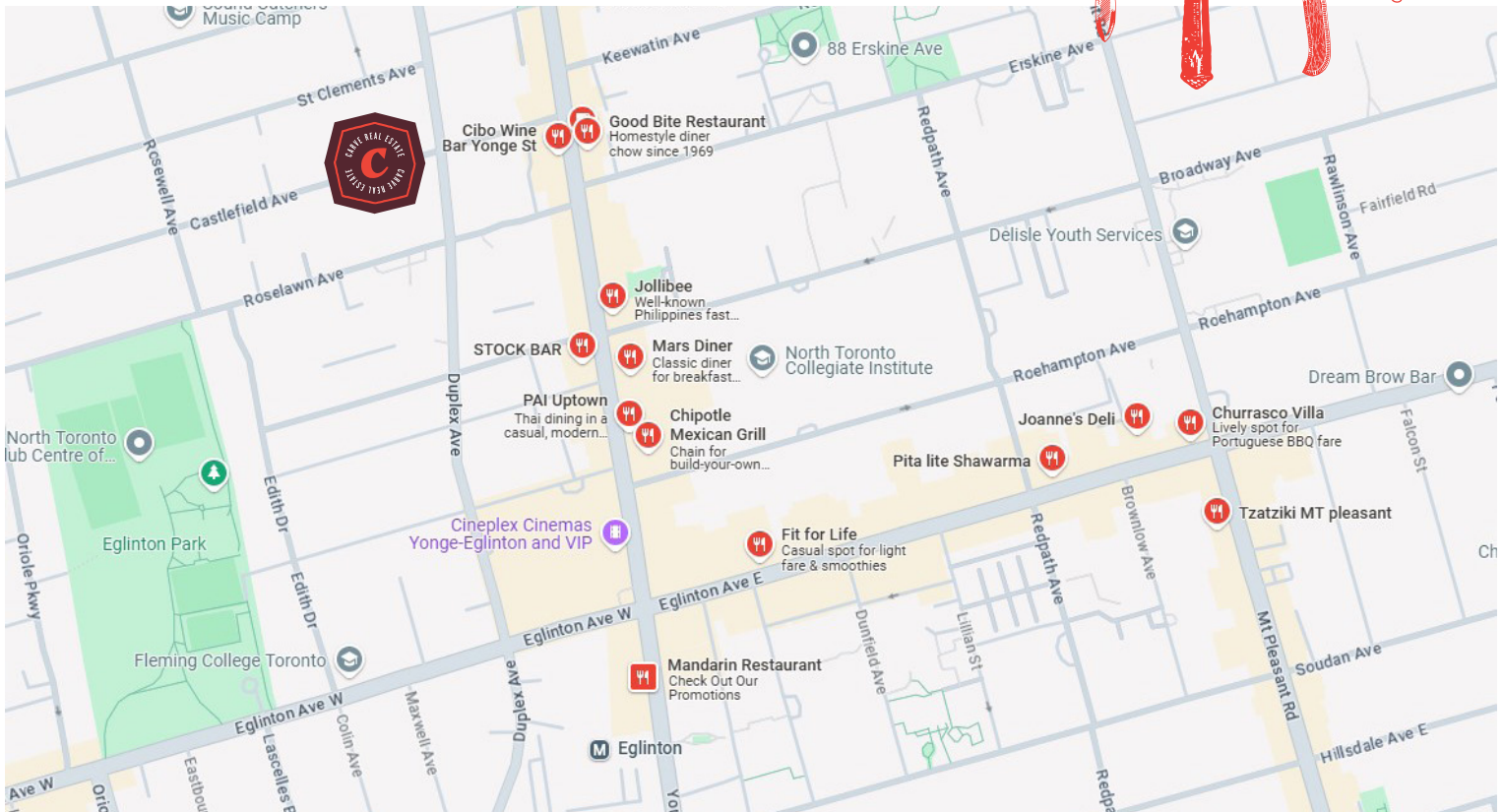


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## BUILDING DETAILS

Located off of Yonge Street this café/coffee shop is perfectly situated in one of the most attractive midtown Toronto neighbourhoods. The area offers residents plenty of amenities and easy access to the downtown core.

This is a lovely side street business that benefits from the reduced rent of not being on Yonge Street proper while still benefiting from the foot traffic as it is literally steps from Yonge and is very well known with a great facade.

**Property Details:** This is set up as a cafe and dessert style QSR not a traditional one as it does lack a full commercial hood system. Great opportunity for a premium location in one of Toronto's most highly sought after neighbourhoods.

### LOT SIZE

**Frontage:**  
25.66 ft along Castlefield Ave

**Depth:**  
Approximately 105.75 ft

**Dimensions:**  
105.75 ft x 27.10 ft x 106.06 ft  
x 25.66 ft

**Size:**  
2,766.32 ft<sup>2</sup>



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