



FOR SALE

158 FALLINGBROOK RD, SCARBOROUGH

\$449,000

\$5,935 Gross Rent

1,450 Sq Ft

Market & Deli

FALLINGBROOK MARKET & CAFE

Fallingbrook Market & Cafe is a long-standing marketplace, cafe, and deli all wrapped into one. Specializing in homemade Italian cuisine and with an impressive 16-year (and counting) history in the Upper Beaches, this business is very established and has a loyal following in this busy and affluent area.

1,450 Sq Ft layout with a full basement that contains 1 large walk-in fridge supplemented by a number of standup fridges and freezers. Very impressive sales with established net operating income (NOI) for ownership on top of salaries. Training to be provided. Please do not go direct or speak to staff.

Attractive lease rate of \$5,935 Gross Rent including TMI and CAM charges with 5 + 5 years remaining. This is a corner location facing Kingston Rd with tons of parking behind. Full prep area with ovens and more in the basement.

READY FOR SECONDS?

Call me to discuss this listing today.



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carve REAL ESTATE



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OTHER LOCATIONS:



CIAO ROMA

- Authentic Roman style pizza
- 1,950 Sq Ft
- \$3,900 Gross Rent
- Licensed for 28



CONSPIRACY PIZZA

- Great location on Eglinton
- 2,400 Sq Ft
- \$10,028 Gross Rent
- Seating for 30 + 20 Patio



THE OLD GARAGE

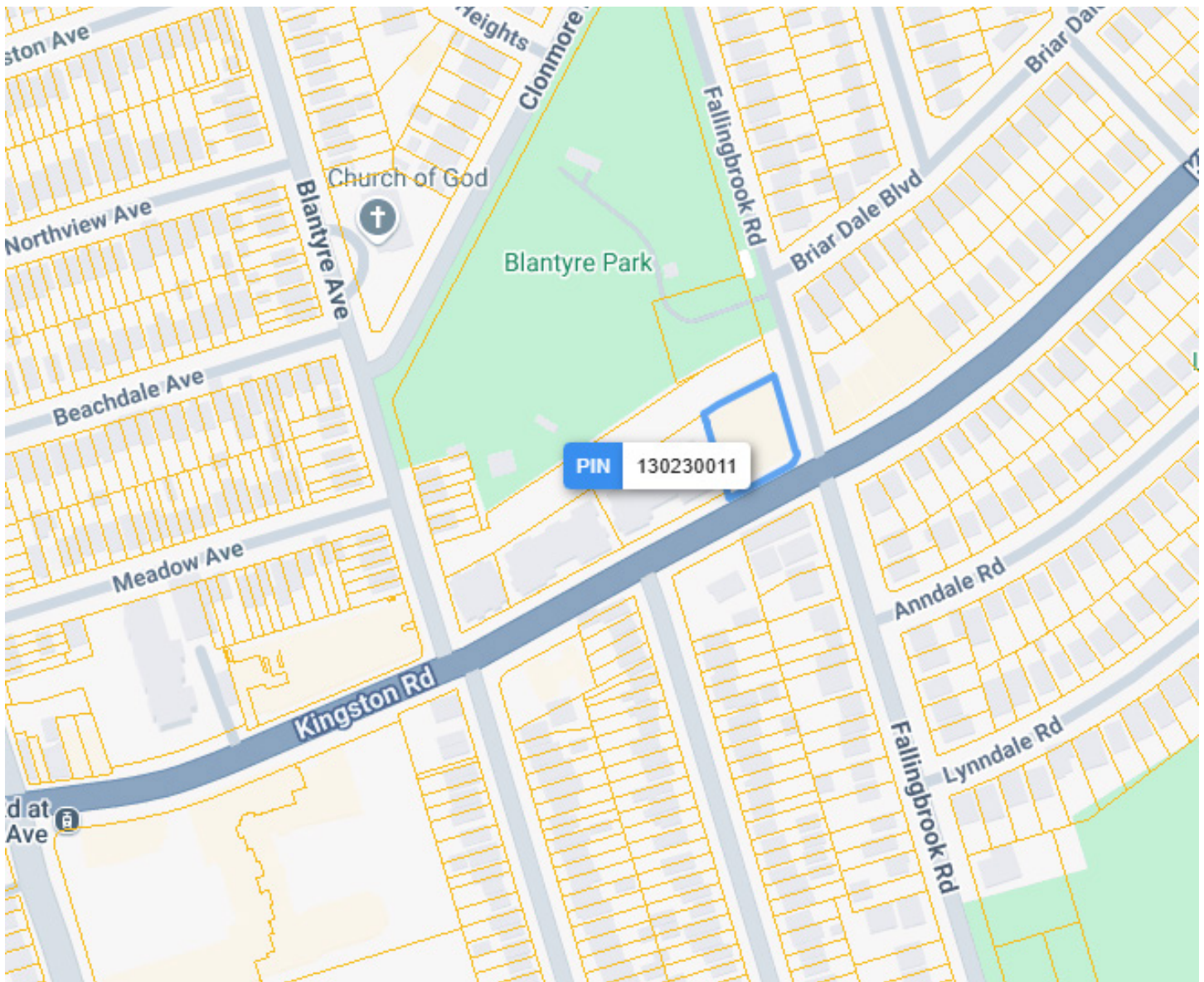
- Excellent & established sales year round
- 1,472 Sq Ft
- \$1,892 Gross Rent
- Seating for 22 + Patio



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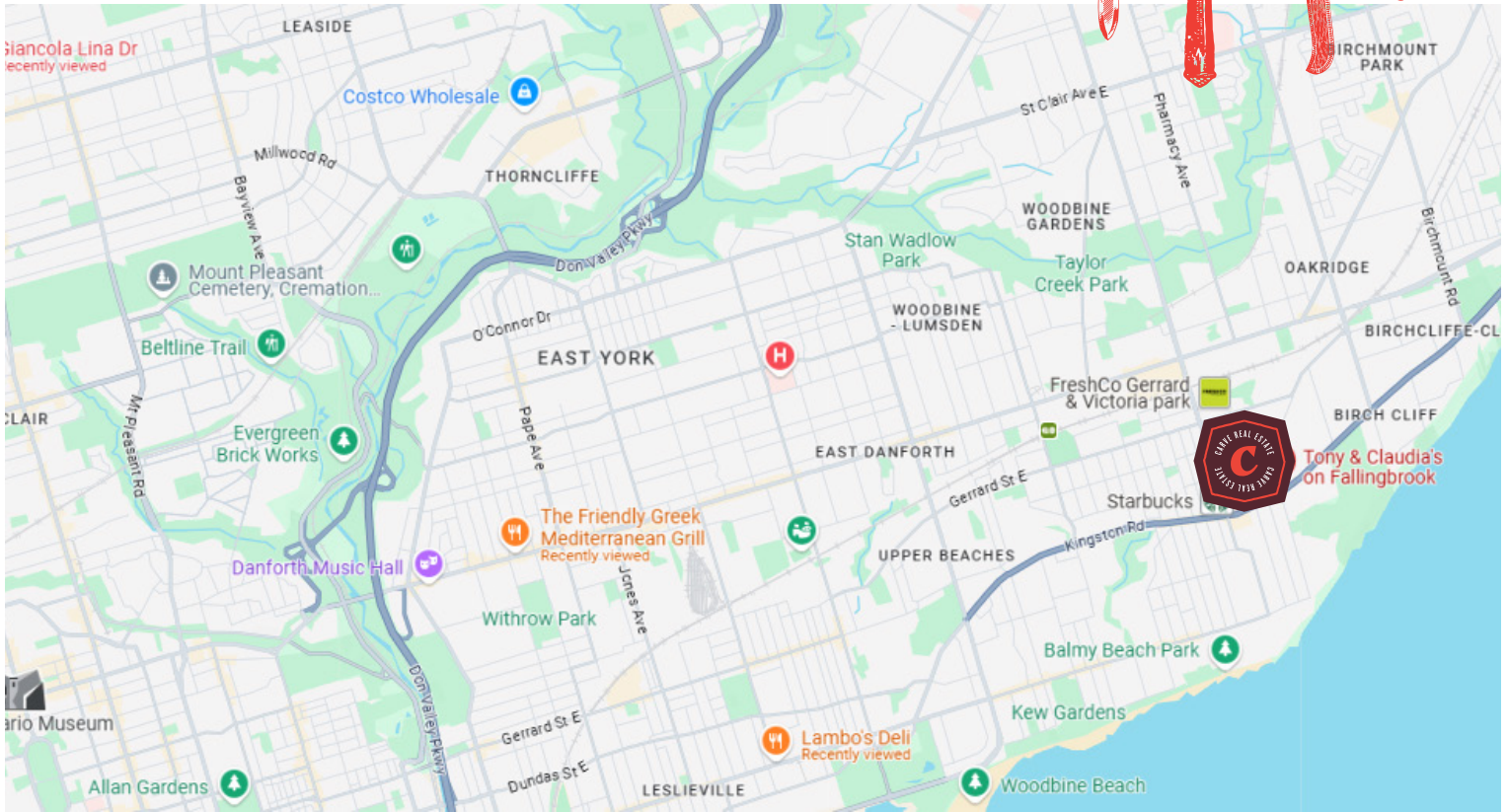


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BUILDING DETAILS

This new condo development was one of the first redeveloped residential towers in this area that has seen a number of new buildings go up over the past decade. There are a number of retail and service businesses in the street front commercial units and there is a history of very low turnover and high success rate with their businesses.

Property Details: The commercial unit has exposure to both the south and the east making it a bright unit with lots of natural light and excellent exposure to the traffic on Kingston Road.

There is a large Toronto municipal parking lot directly behind the building with dozens of parking spaces as well as street parking. Full 200-amp power and modern leaseholds and systems.

LOT SIZE

Frontage:
113.85 ft along Fallingbrook Rd

Depth:
Approximately 138.12ft

Dimensions:
124.16 ft x 125.72 ft x 138.12 ft x
113.85 ft x 5.10 ft x 5.10 ft x 5.10
ft x 3.52 ft x 3.52 ft

Size:
17,157.66 ft² (0.394 ac)



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