



FOR SALE

3469 LAKE SHORE BLVD W, TORONTO

\$134,000

\$3,350 Gross Rent

1,200 Sq Ft

Bakery & Cafe

THE HAPPY BAKERS

Long standing bakery and cafe in Toronto! This space is called The Happy Bakers for a reason. Embraced by the Long Branch neighbourhood, this freestanding boutique cafe has been operating as a bakery in Etobicoke since 2009.

Surrounded by plenty of schools, green space and churches, all giving a real sense of community. Nicely decorated cafe, with great light from the front windows that open to the street. Chattels include 2 convection ovens, two 40 quart standing mixers. Please do not go direct or speak to staff or ownership.

Attractive gross rent of \$3,350 and remaining lease term of 1 + 5 + 5. 30 seats, 2 washrooms and a full basement. Also includes 1 parking spot. Potential for rebranding into a different concept, cuisine, or franchise.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



RAW AURA

- Licensed Restaurant with Patio
- 380 Sq Ft
- Market Rent
- Licensed for 20 + 12 Patio



KATE'S TOWN TALK BAKERY

- Bakery & Cafe
- 900 Sq Ft
- \$4,390 Gross Rent
- Seating for 14



GERRARD ST BAKERY

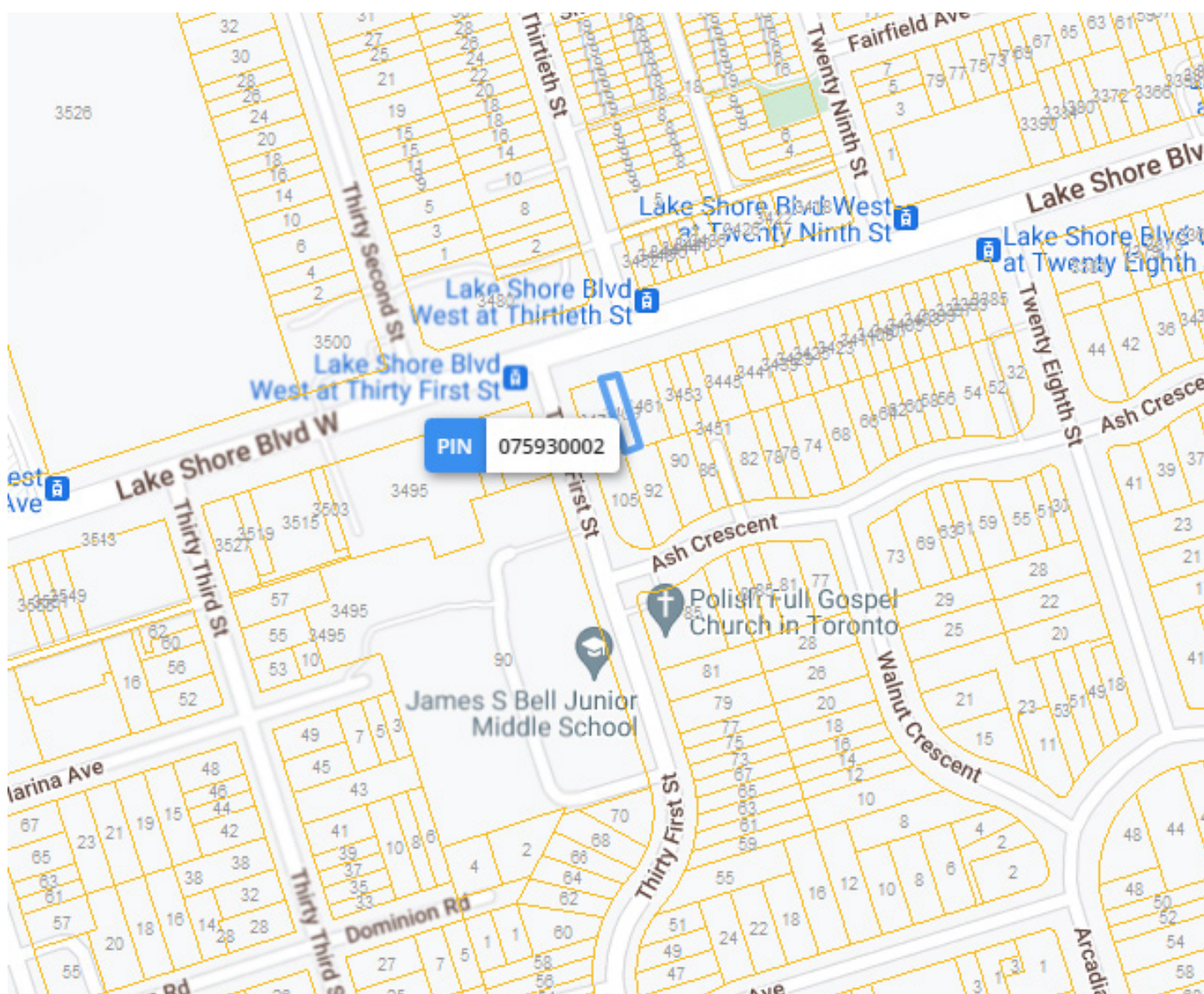
- Great reputation with solid sales
- 1,000 Sq Ft
- \$3,318 Gross Rent
- In operation since 2018



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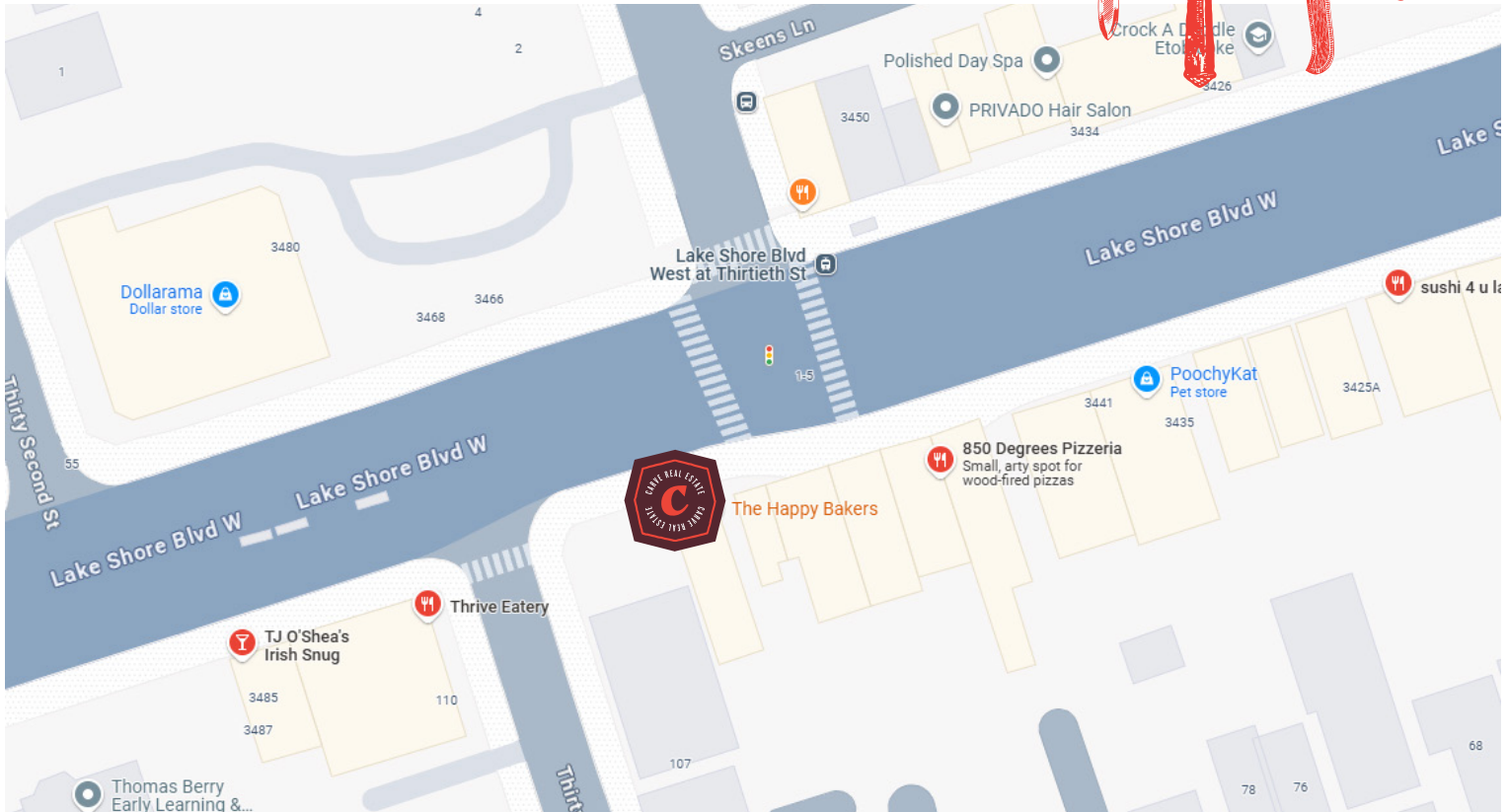
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BUILDING DETAILS

Long Branch is considered a haven for nature enthusiasts. In addition to the lakefront, the neighbourhood is dotted with numerous parks and green spaces.

This area has an excellent mix of residential, schools, businesses, and a large industrial area just to the north that provides great morning and lunch sales.

Property Details: Set up in a freestanding building, and well established in the neighborhood, this location is ideal to continue to run as a classic, homestyle bakery but can easily be adapted to a new concept or cuisine.

LOT SIZE

Frontage:

25.75 ft Lake Shore Blvd W

Depth:

Approximately 115.00 ft

Dimensions:

25.77 ft x 115.17 ft x 25.77 ft x 115.17 ft

Size:

2,960.07 ft² (0.068 ac)



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