



**FOR SALE**

**1953 QUEEN ST E, TORONTO**

## BEACHES & BREWING CO

Gorgeous licensed restaurant and brewery is available right in the heart of the Beaches in Toronto! The appropriately named Beaches Brewpub & Kitchen is a longstanding Toronto beer brand that you can find in restaurants and LCBO stores across the city and beyond. It has been in this location since 2019.

High ceilings, a beautiful bar, high-end sound system, full kitchen with a 14-ft commercial hood and 3 (2 + 1) walk-ins, this business can be transferred with training and systems or take it for your own brand, concept, cuisine, or franchise. Please do not go direct or speak with staff.

Lease rate of \$11,527 Gross Rent including TMI with 5 + 5 years term remaining. There is a big liquor license for 118 plus a tide house brewing license with all of the equipment. Great central location on Queen in the tourist area.

**\$349,000**

**\$11,527 Gross Rent**

**2,808 Sq Ft**

**Restaurant & Brewery**

**READY FOR SECONDS?**

Call me to discuss this listing today.



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# carve REAL ESTATE



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## OTHER LOCATIONS:



### LONGSLICE BREWERY

- Licensed Restaurant & Brewery
- 5,120 Sq Ft
- \$24,778 Gross Rent
- Licensed for 141 + 138 Patio



### A DARK HORSE

- Licensed Restaurant
- 2,100 Sq Ft
- \$17,074 Gross Rent
- Licensed for 88 + 112 Patio



### TAPHOUSE CRAFT BEER & KITCHEN

- Restaurant with Patio
- 3,000 Sq Ft
- \$8,672 Gross Rent
- Licensed for 98 + 67 Patio

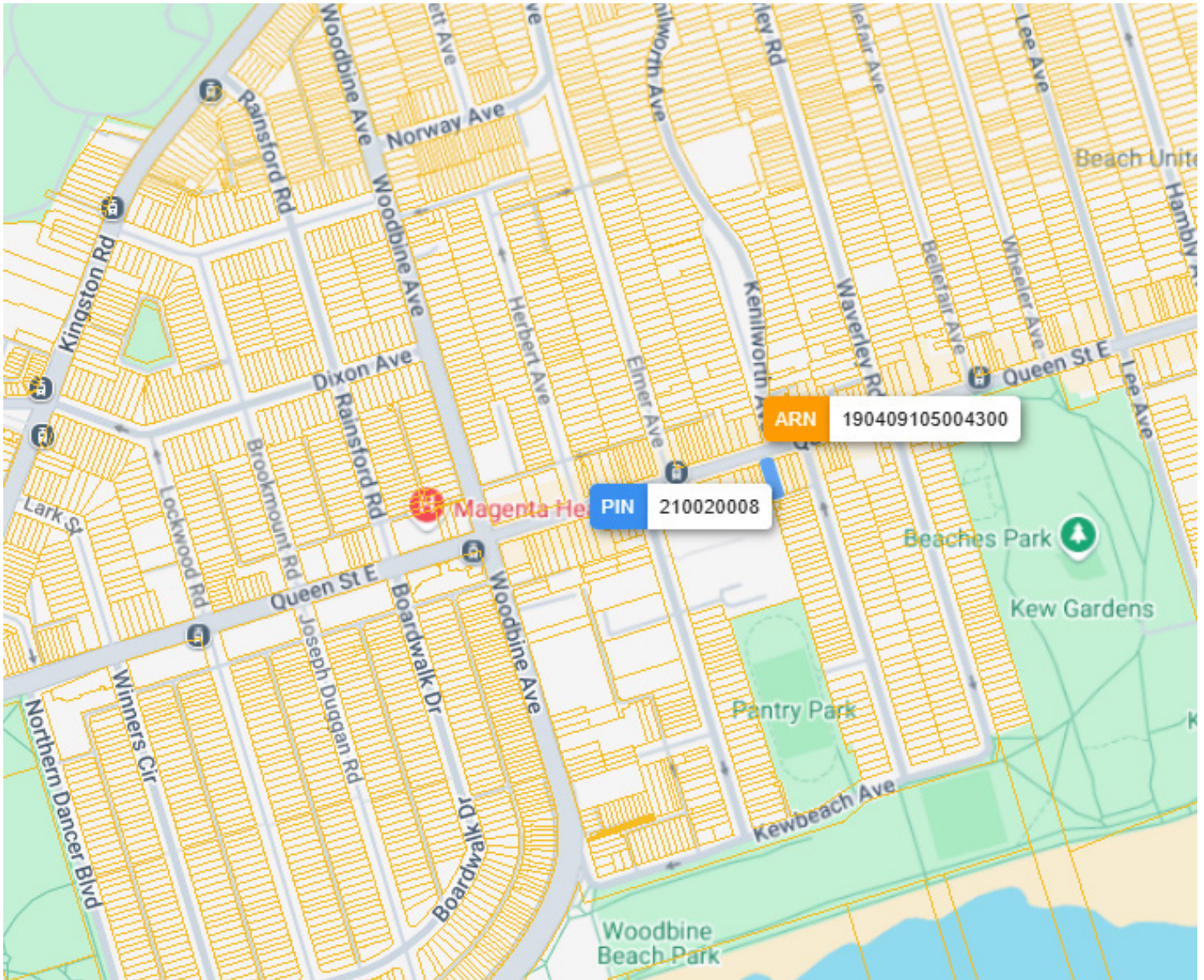


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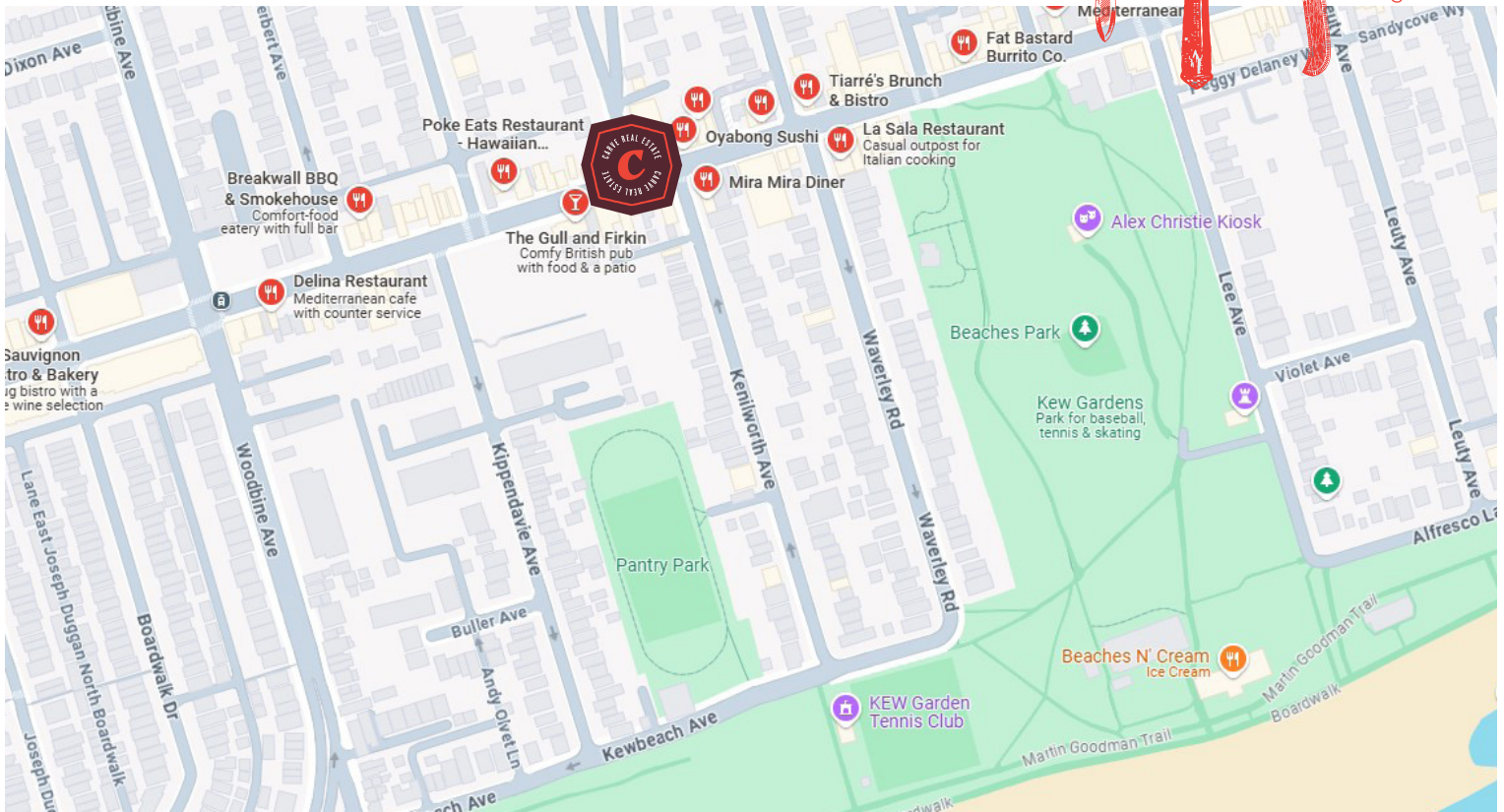
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## BUILDING DETAILS

This is a unique commercial space for Queen Street as there are no residential or office space units above the restaurant allowing for very high ceilings and a great atmosphere. It is a good thing, as the brewing equipment starts below in the basement and reaches up to the rafters above the main floor allowing for a great visual of the brewing process for customers.

**Property Details:** Initially built out as a full-service restaurant, this unit features a full kitchen in the back with a walk-in fridge, inline walk-in freezer, and a large commercial hood with tons of equipment and additional prep area downstairs.

The brewing equipment was added later and the full basement is put to use for canning, packaging, storage, and more.

### LOT SIZE

**Frontage:**  
24.64 ft along Queen St E

**Depth:**  
Approximatley 113.75 ft

**Dimensions:**  
24.68 ft x 113.94 ft x 24.78 ft  
x 113.93 ft

**Size:**  
2,809.38 ft<sup>2</sup>(0.064 ac)



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