

**FOR SALE**

**905 KING ST W, TORONTO**

**\$299,000**

**\$11,134 Gross Rent**

**1,400 Sq Ft**

**Licensed Restaurant**

## KING RUSTIC KITCHEN & BAR

King Rustic Kitchen & Bar is a longstanding neighbourhood staple in Toronto's west end. Located at the southwest corner of King and Strachan, this well-established money maker is a local favourite. 905 King West is a dedicated tech building with IT businesses above and tons of residential, businesses, and offices in every direction.

Wedged between Queen West, King West, and Liberty Village, this restaurant has a proper cocktail bar, big wrap around patio, and a full commercial kitchen. Tons of character and well known for parties and events.

Licensed for 40 + 30 on the covered patio. Lease rate of \$11,134 Gross Rent including TMI with 3 + 5 years remaining. Training to be provided to a qualified buyer. Full kitchen with a 9-foot commercial hood. Great profits plus salaries.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestalestate.com

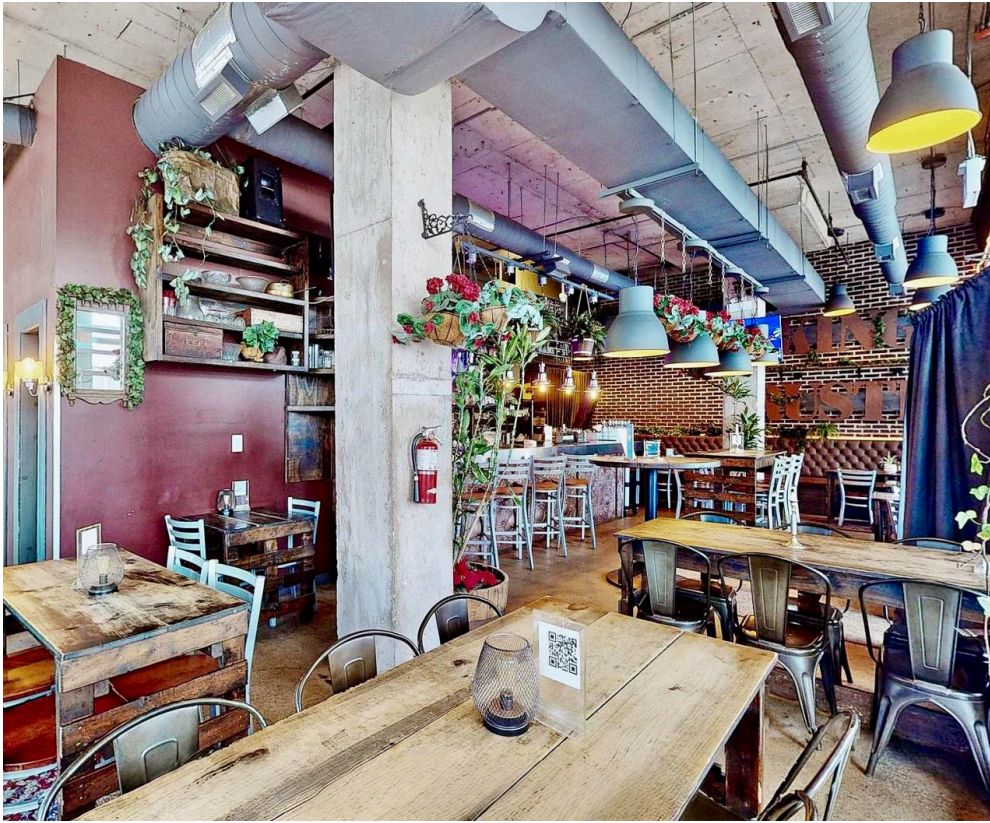
**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@carverestalestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestalestate.com

Royal LePage® Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
carverestalestate.com | This document is not meant to solicit existing listings. (12.2002).



# carve REAL ESTATE



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com

Royal LePage® Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
carverestate.com | This document is not meant to solicit existing listings. (12.2002).





## OTHER LOCATIONS:



### LONGSLICE BREWERY & THE AVIARY

- Gorgeous restaurant and full brewery
- 5,120 Sq Ft
- \$24,778 Gross Rent
- Licensed for 104 + 138 Patio



### MEAN BAO

- Premium bao franchise
- 3 locations in Toronto's PATH
- Financial District
- Whole franchise available



### BEACHES BREWPUB & KITCHEN

- Beautiful Resto and Brewery
- 2,808 Sq Ft
- \$11,527 Gross Rent
- Licensed for 118 plus retail

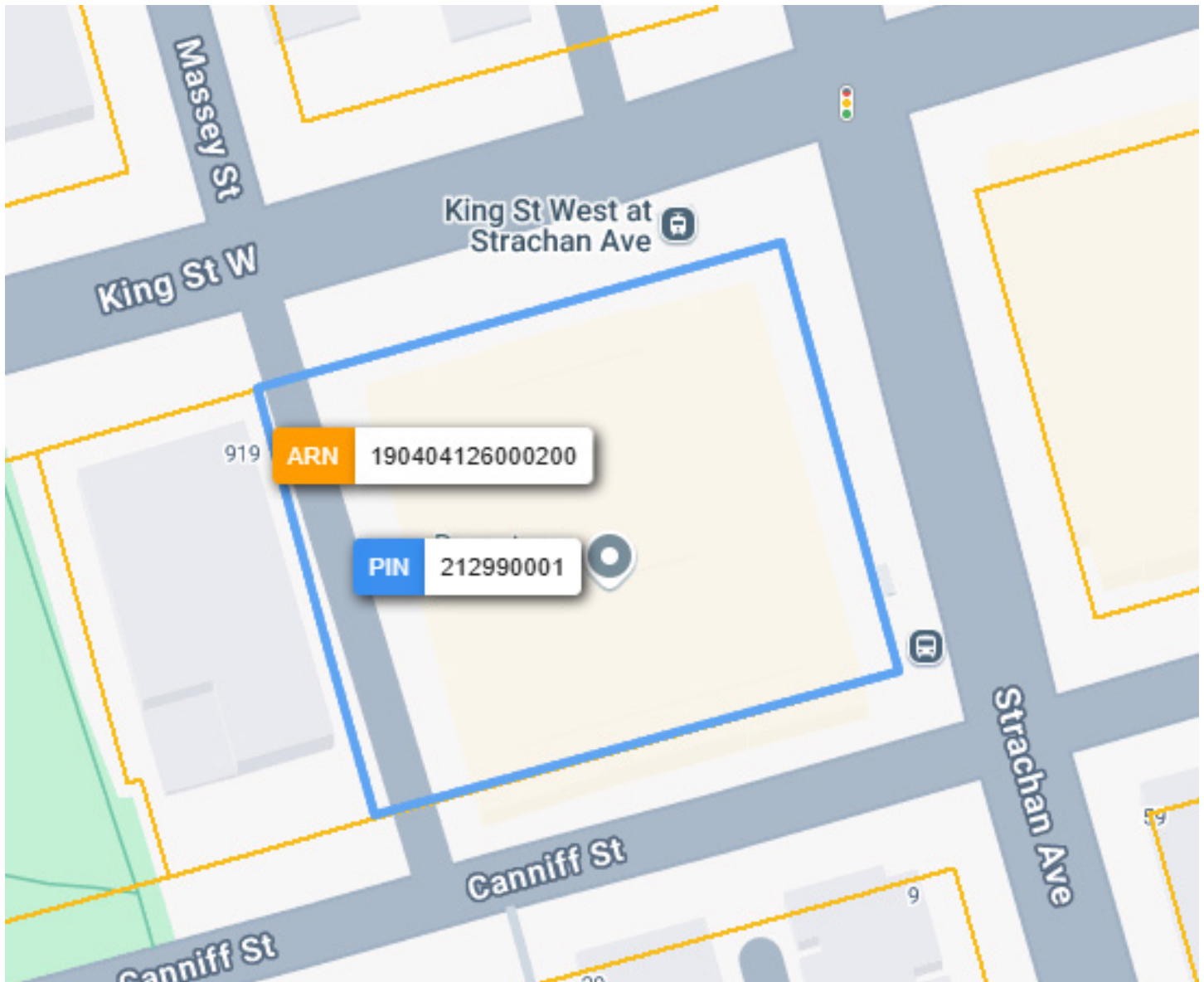


**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com

Royal LePage® Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
carverestate.com | This document is not meant to solicit existing listings. (12.2002).



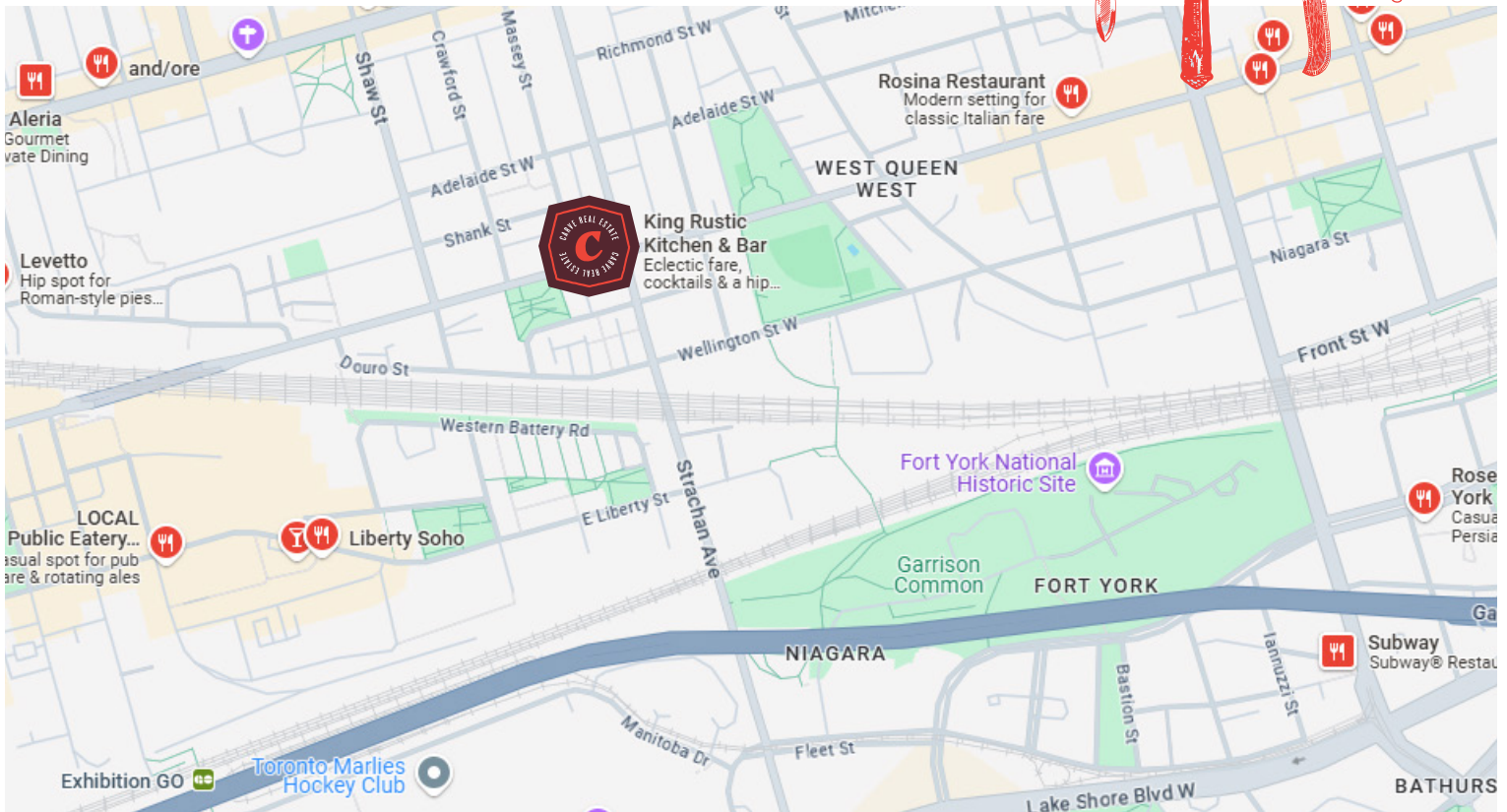
**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestalestate.com

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@carverestalestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestalestate.com

Royal LePage® Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
carverestalestate.com | This document is not meant to solicit existing listings. (12.2002).





## BUILDING DETAILS

This is a premium corner and the juncture of many of Toronto's great west end neighbourhoods, including King West, West Queen West, and Liberty Village. Constant traffic at the corner of King and Strachan with the streetcar stopping right at your front door!

The condos continue to rise in this area with more and more residents by the year. There are also many different office buildings and a ton of pedestrian traffic. BMO field is nearby to capture the games and events that take place there.

**Property Details:** This commercial unit is located on the ground floor of a tech building that was purpose built for the IT and tech community and companies. This supplies the business with a steady stream of customers from the same address. Open to convert to many different uses, cuisines, and potentially franchises.

### LOT SIZE

**Frontage:**  
177.79 ft along x King St W

**Depth:**  
Approximately 144.64 ft

**Dimensions:**  
177.79 ft x 144.67 ft x 177.91 ft x 144.64 ft

**Size:**  
Area: 25,725.72 ft<sup>2</sup> (0.591 ac)  
Perimeter: 643.04 ft



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestalestate.com

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@carverestalestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestalestate.com