



**FOR SALE**

**4 GREENWOOD AVE, TORONTO**

**\$249,000**

**\$2,800 Gross Rent**

**359 Sq Ft**

**QSR & Food Truck**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## DANG SMOKE BBQ & FOOD TRUCK

The popular Dang Smoke BBQ is available in the heart of Leslieville. Quick service restaurant (QSR) with low rent along with a premium food truck that can be handed over with training, goodwill, recipes, social media, etc. It is also available for rebranding into a different concept, cuisine, or franchise.

This popular concept has been around since 2017, initially operating as a food truck, catering, and event brand only. The brand took over this location at Greenwood and Queen in 2023 and has been profitable on top of salary for ownership while operating limited hours only 4 days a week! Huge potential for expansion and increasing hours.

Very attractive rent of only \$2,800 Gross Rent including TMI with 3 + 5 years remaining on the lease. Very easy to manage 359 Sq Ft space that is essentially a 1 person show with no employees aside from ownership. 6 Ft Commercial hood plus a premium Fast Eddy's Cookshack smoker.



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# carve REAL ESTATE



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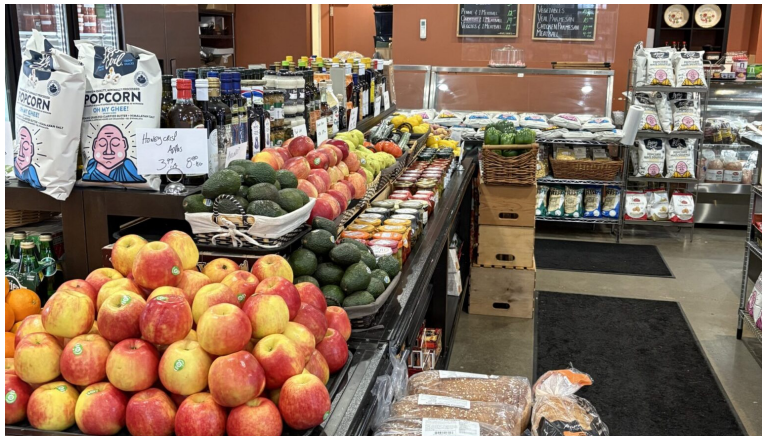


## OTHER LOCATIONS:



### BEACHES BREWPUB & KITCHEN

- Licensed Restaurant & Brewery
- 2,808 Sq Ft
- \$11,527 Gross Rent
- Licensed for 118



### TONY & CLAUDIA'S ON FALLINGBROOK

- Market & Deli
- 1,450 Sq Ft
- \$5,935 Gross Rent
- Loyal following in an affluent area



### QSR REBRANDING

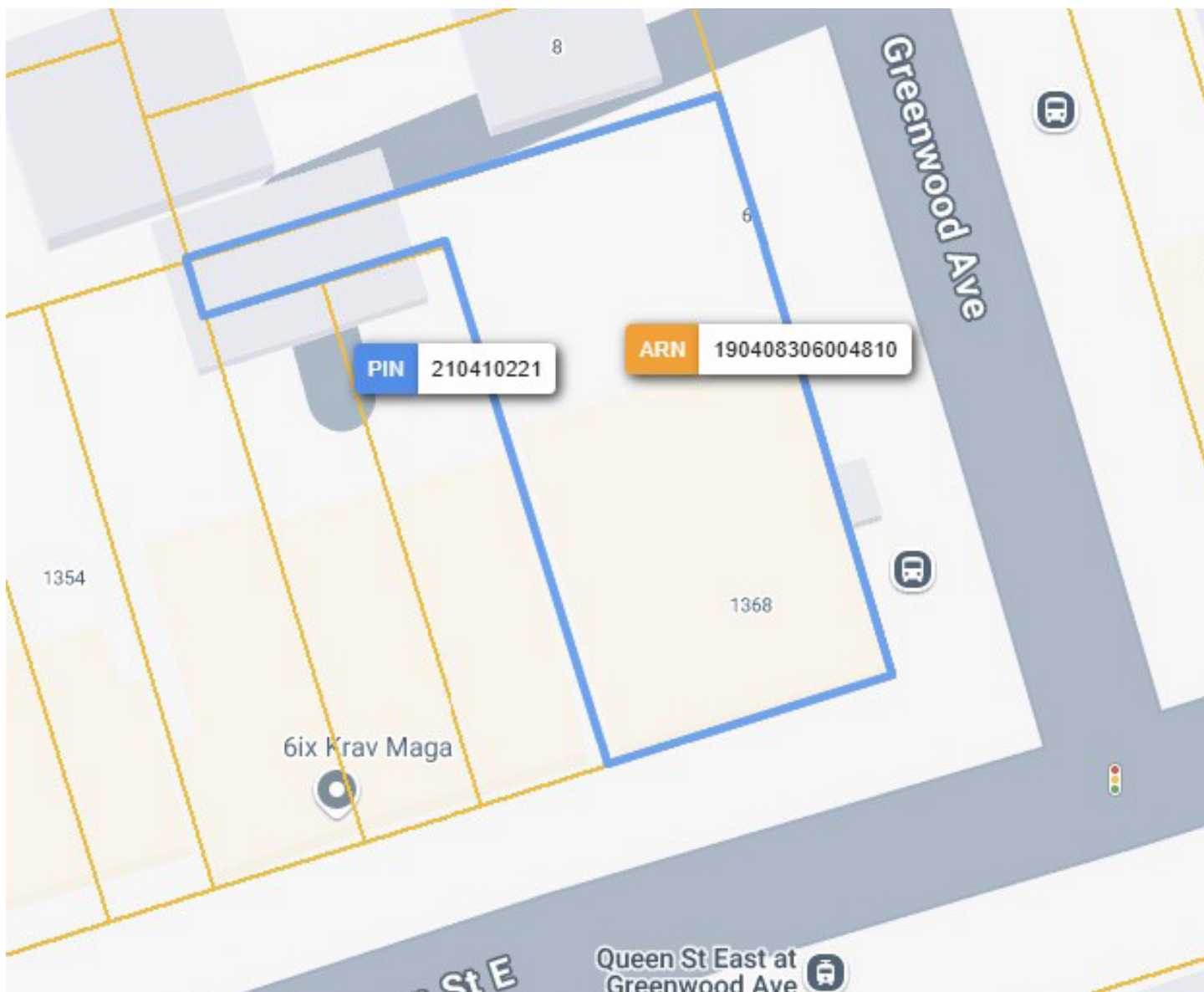
- Quick Service Restaurant (QSR)
- 1,100 Sq Ft
- \$5,000 Gross Rent
- Seating for 20



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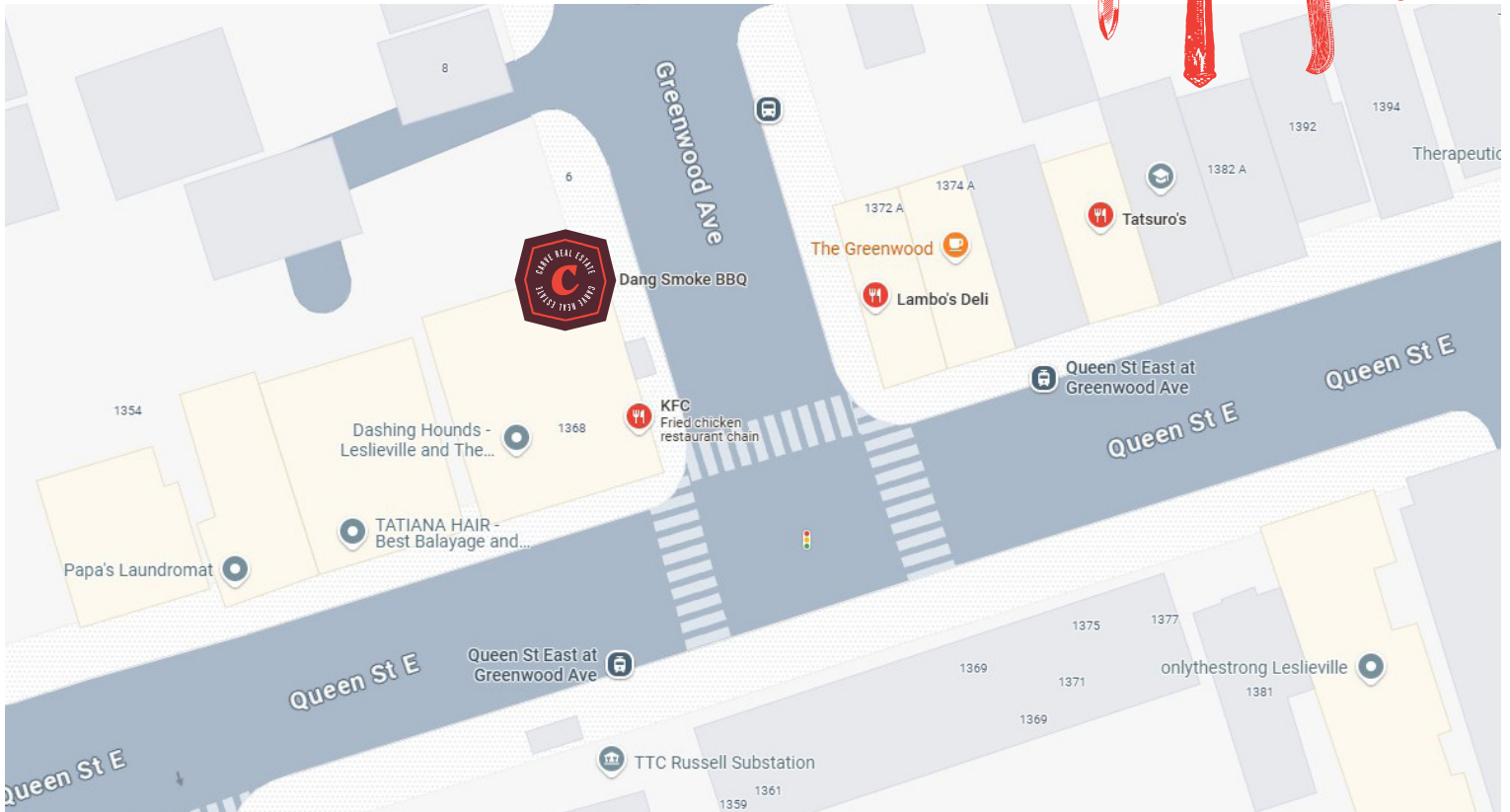
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## BUILDING DETAILS

This is a central location in the neighbourhood of Leslieville in Toronto's east end. Located just around the corner on Greenwood instead of Queen Street East directly, it benefits from lower rent while still having excellent visibility and signage.

There are 2 private parking spaces dedicated to the business just to the north behind the building.

**Property Details:** The property on Queen Street is very small occupying only 359 Sq Ft of the entire building. The food truck has been in operation since 2017 and it is in excellent condition having done many events, catering, and parties all over Toronto and the GTA.

Ideal for continuing this successful brand or for conversion.

### LOT SIZE

**Frontage:**  
110.58 ft along Greenwood Ave

**Depth:**  
Approximately 54.69 ft

**Dimensions:**  
102.25 ft x 10.96 ft x 46.41 ft x  
99.91 ft x 54.69 ft x 110.58 ft

**Size:**  
6,630.56 ft<sup>2</sup> (0.152 ac)



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