



FOR SALE

700 KIPLING AVE, ETOBICOKE

\$999,000

\$18,000 Gross Rent

8,406 Sq Ft

Licensed Golf Simulator

READY FOR SECONDS?

Call me to discuss this listing today.

TEE UP SOCIAL GOLF SIMULATOR

Tee Up Social is one of Toronto's premier indoor golf simulator lounges, offering a top-tier experience for golf enthusiasts year-round. With seven fully equipped simulator bays and an eighth ready to launch, the business combines cutting-edge technology with comfort and style. As a licensed venue complete with a bar and kitchen, Tee Up Social is the ideal destination for parties, events, and corporate gatherings.

The operation adapts seasonally, running as a full-service venue during the winter and transitioning to an automated model in the summer months. This smart, seasonal structure allows for a hands-off approach during the warmer season, significantly reducing operating costs by eliminating the need for staff while still generating revenue. The business boasts excellent net operating income and a loyal customer base that values the high-end experience.

Located in a high-traffic area with plenty of parking and a highly favorable lease at just \$18,000 gross (including TMI, hydro, gas, and water), this is a rare turnkey opportunity. With 2 + 5 + 5 years remaining on the lease and premium equipment already in place, Tee Up Social is perfectly positioned for an owner-operator or investor looking for a profitable, low-maintenance venture in the sports and entertainment space.

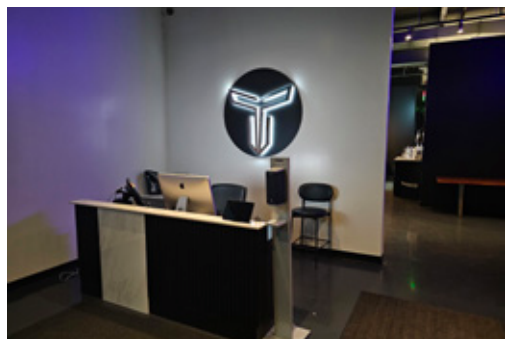
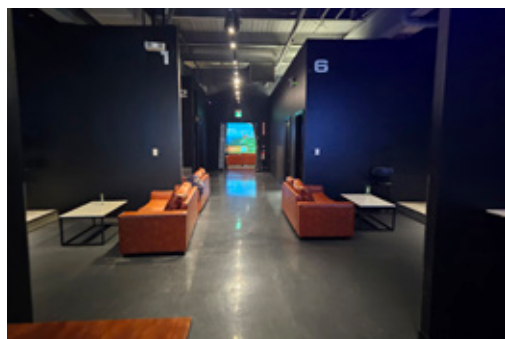
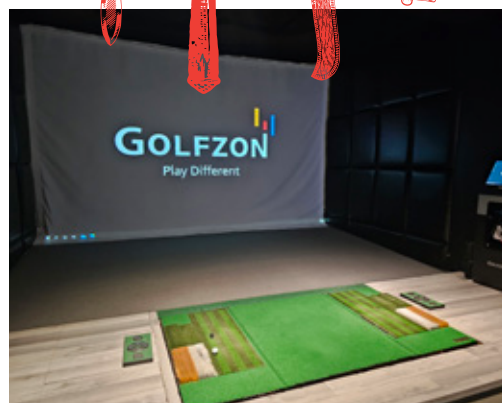


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

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

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
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OTHER LOCATIONS:



THE SOFA BED STORE

- 15 years of operational excellence
- 1,104 Sq Ft
- \$5,929 Gross Rent
- Furniture store



GREAT ESCAPE HOT TUBS

- Very consistent sales and cash flow
- 10,000 Sq Ft
- \$7,079 Gross Rent
- Hot Tub Store



THE MARKET & SMØR

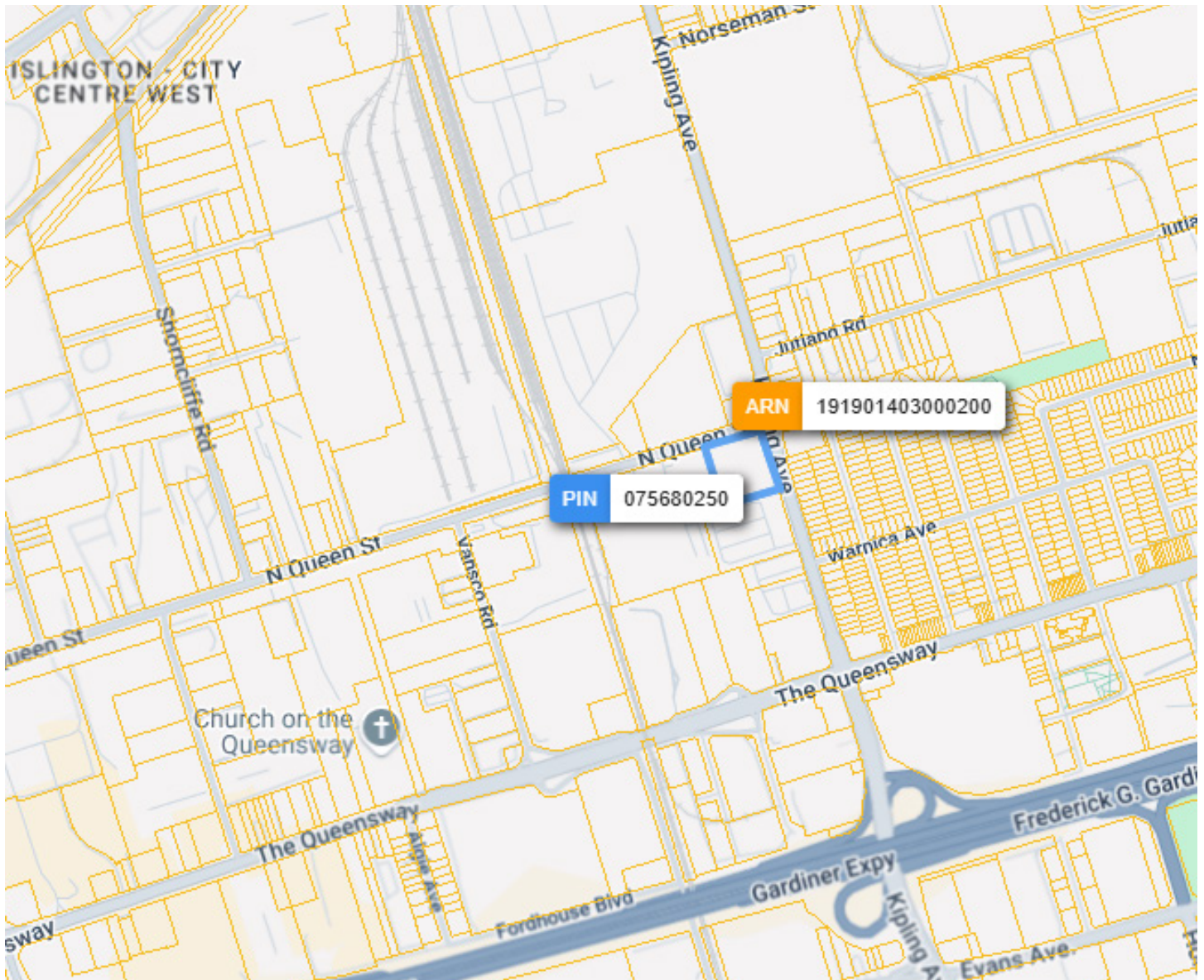
- Popular, successful market & grocery store
- 2,500 Sq Ft
- \$2,900 Gross Rent
- Licensed for 15



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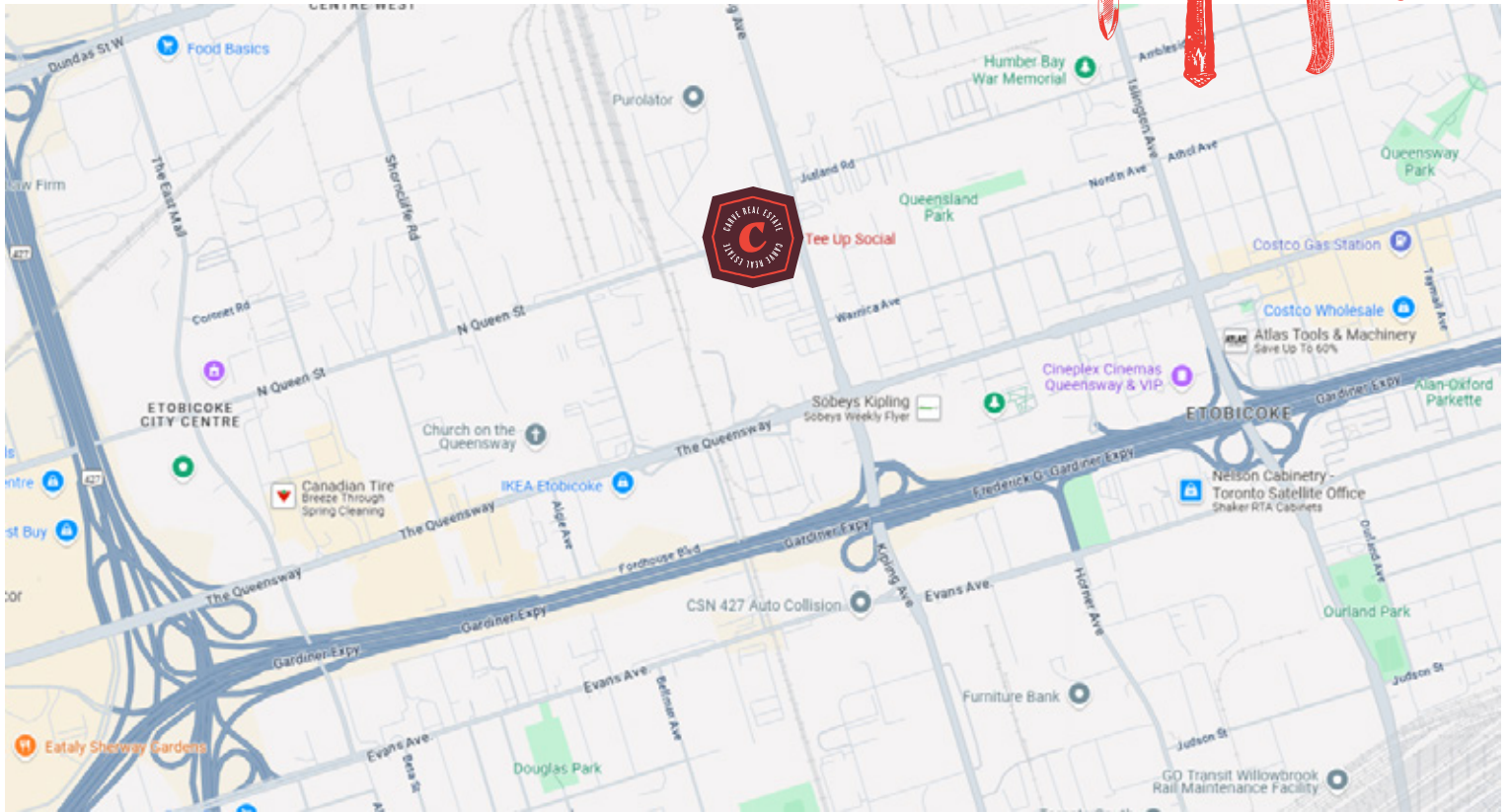
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BUILDING DETAILS

Ideally located just off the Gardiner Expressway in Etobicoke, Tee Up Social offers a fully built-out, premium golf simulator experience with easy access and excellent visibility. The space features seven operating bays equipped with top-of-the-line technology and Golfzon software—renowned for its accuracy and immersive play. With a welcoming, vibrant atmosphere, it's a popular destination for work functions, parties, and social gatherings.

Property Details: Designed for both convenience and efficiency, the business goes fully automated during the summer months, requiring no staff while still generating consistent revenue. Members also enjoy added perks like on-site club storage, enhancing customer loyalty and return visits. This setup allows for strong seasonal cashflow with minimal operational demands.

The facility is housed in a durable concrete pad and steel roof structure, supported by 400-amp, 3-phase power—ideal for high-performance equipment. Dedicated parking is available on-site, with additional spillover capacity to accommodate larger groups. Tee Up Social presents an excellent opportunity for a buyer seeking a turn-key, high-margin business in one of Toronto's most accessible and desirable commercial zones.

LOT SIZE

Frontage:
352.825 ft along Kipling Ave

Depth:
Approximately 363.00 ft

Dimensions:
7.33 ft x 7.33 ft x 7.33 ft x 7.33 ft x 7.33 ft x 7.33 ft x 338.14 ft x 380.38 ft x 363.50 ft x 349.11 ft

Size:
138,326.88 ft² (3.176 ac)



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