



**FOR SALE**

**283 COLLEGE STREET, TORONTO**

**\$199,000**

**\$5,900 Gross Rent**

**1,000 Sq Ft**

**Quick Service QSR**

## AWESOME TTEOKBOKKI

Charming restaurant in the heart of downtown's busy College & Spadina corridor. This corner location has excellent street presence and consistent foot traffic day and night. Currently operating as Awesome Tteokbokki, this space has already reached profitability in under a year. A rare find for an owner-operator or investor looking for a turnkey opportunity in a high-demand neighbourhood.

Well maintained and easy to manage, this is a tightly run operation that functions with minimal staff. Ideal setup for bubble tea, dessert, coffee, or pizza slice shop. The full basement offers ample storage space and added functionality for back-of-house needs. Please do not go direct or speak to staff.

\$5,900 gross rent including TMI, with 4 + 5 years remaining on the lease. Seating for 30, with two washrooms and one parking space included. No demolition clause and no usage restrictions. Fully built-out and profitable unit that requires very little hands-on oversight.

**READY FOR SECONDS?**

Call me to discuss this listing today.

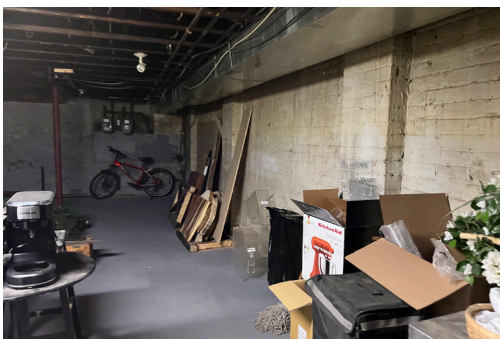


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## OTHER LOCATIONS:



### SAIGON LOTUS

- Licensed Restaurant
- 1,300 Sq Ft
- \$15,000 Gross Rent
- Seating for 30



### STICKY BAKERY

- Popular Bakery
- 700 Sq Ft
- \$3,250 Gross Rent
- Located near St. Clair and Bathurst



### BAR JOKBAL NIGHT MARKET

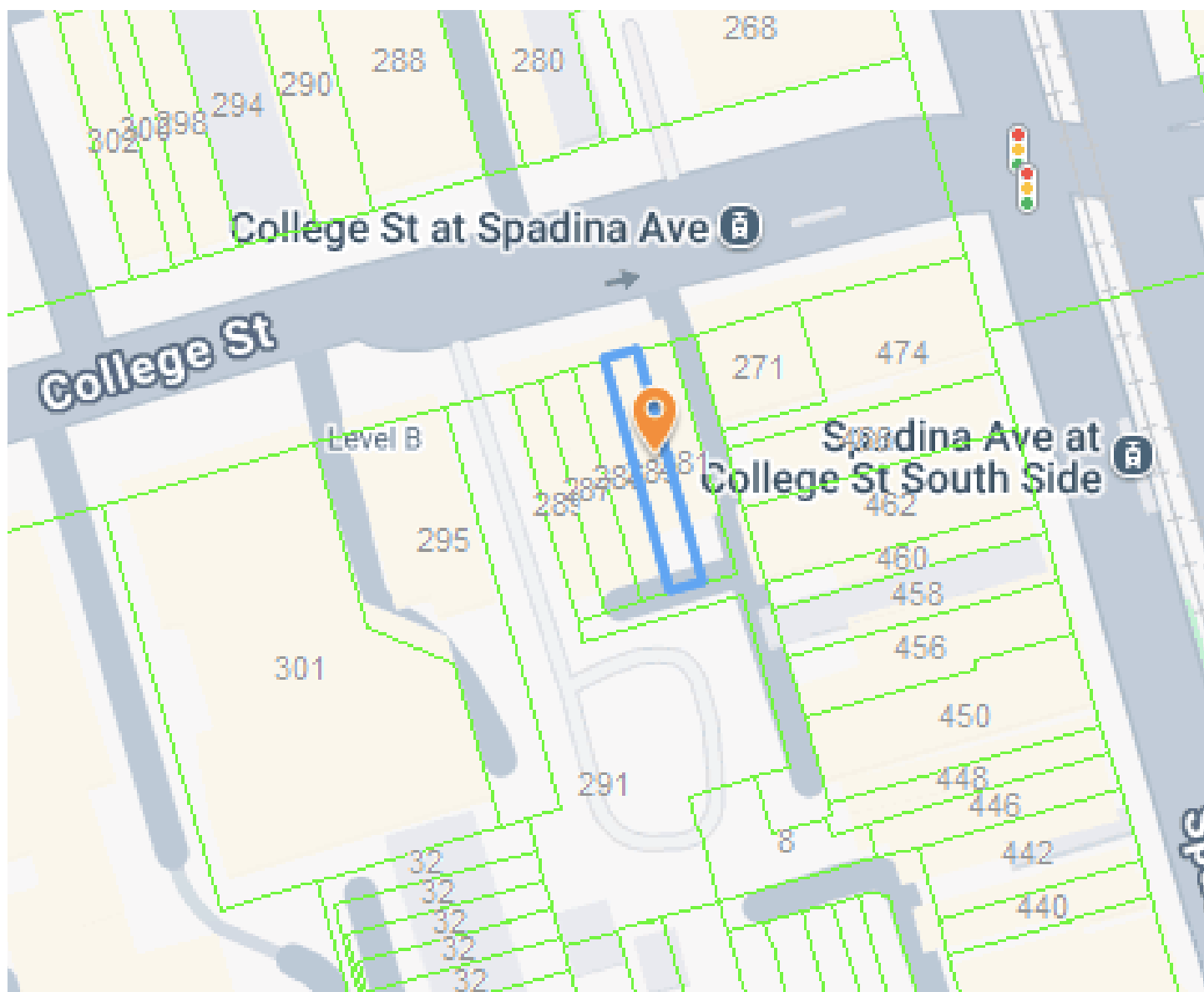
- Korean Restaurant
- 2,500 Sq Ft
- \$13,275 Gross Rent
- Seating for 70



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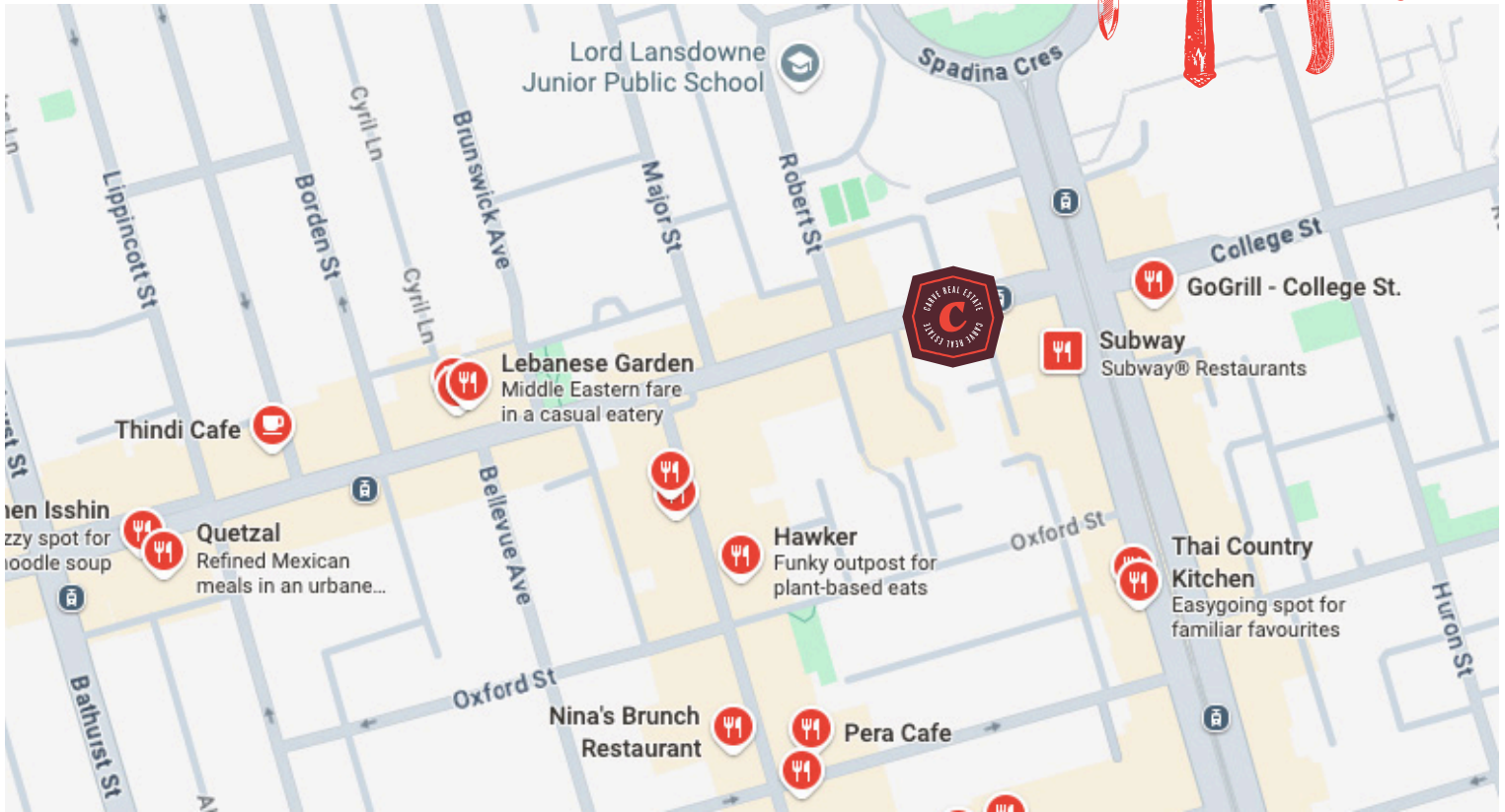
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## BUILDING DETAILS

Located at the intersection of College and Spadina, this is one of Toronto's busiest and most walkable neighbourhoods. Surrounded by U of T, Kensington Market, Chinatown, and dozens of destination dining and nightlife spots, this address draws steady business from students, residents, professionals, and tourists alike.

**Property Details:** The unit includes a full basement, signage options with excellent visibility, and a versatile layout that allows for flexible design and concept conversion. A perfect fit for a hands-off operator or brand looking to expand into a proven, high-foot-traffic pocket of the downtown core.

### LOT SIZE

**Frontage:**

16.02

**Depth:**

115.23

**Dimensions:**

16.08 ft x 115.23 ft x 16.02 ft x 115.25 ft

**Size:**

1,840.63 ft<sup>2</sup>



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