



FOR SALE

1036 GERRARD ST E, TORONTO

\$299,000

\$10,400 Gross Rent

1,200 Sq Ft

Restaurant & Apartment

THE DIVE SHOP

The Dive Shop is a stunning licensed restaurant and bar with a rich history and strong local following, located in the heart of one of Toronto's coolest neighbourhoods. Known for its unique character and thoughtfully designed interior, this 1,200 sq ft space offers a distinctive layout that stands out in the market.

The restaurant features a full kitchen with an 8-ft commercial hood, and two patios—front and back—with combined seating for 77 (41 indoors, 36 on patios). The inviting atmosphere and standout buildout make it ideal for a variety of concepts, from casual dining to elevated bar service.

Adding to its appeal is a beautifully finished two-bedroom, two-bathroom apartment upstairs, designed by the same architect. This space is perfect for an owner/operator or can be used as an income-generating rental or Airbnb. Gross rent is \$10,400, which includes both the restaurant and the upstairs apartment. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.



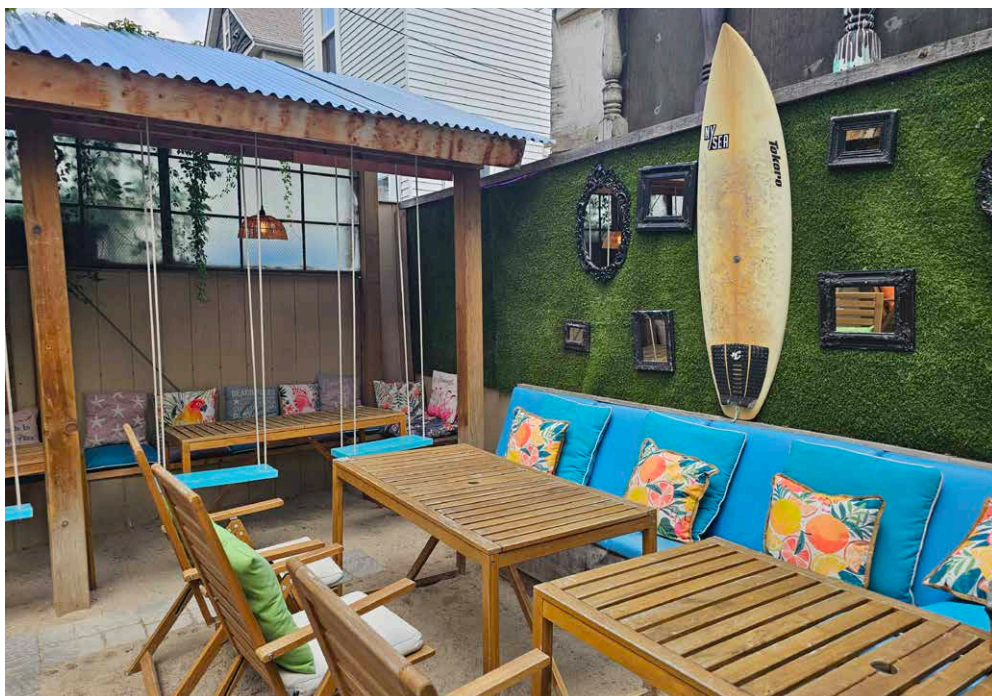
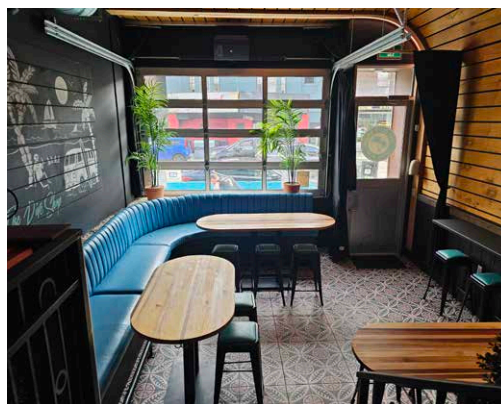
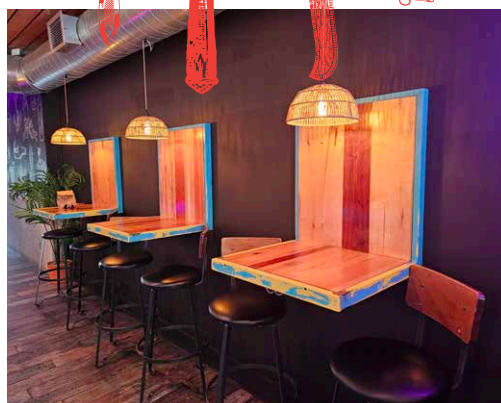
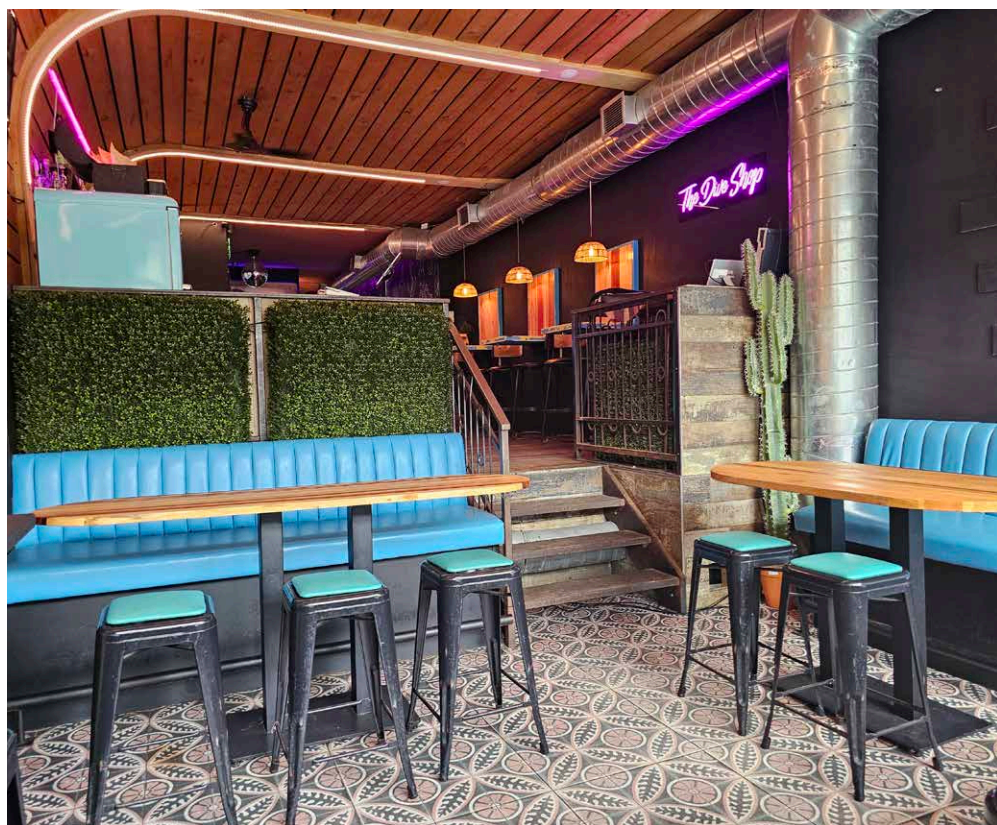
RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

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

LES MILBORN, Sales Representative
416-848-1166
les@carverestalestate.com

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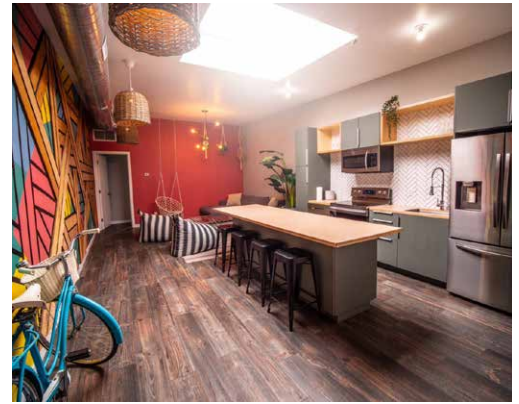


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OTHER LOCATIONS:



BEACHES BREWPUB

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



PASAJ

- Licensed Restaurant with Patio
- 1,560 Sq Ft
- \$8,250 Gross Rent
- Licensed for 52 + 60 Patio



BARBA

- Licensed Restaurant
- 980 Sq Ft
- \$10,619 Gross Rent
- Licensed for 23 plus patio

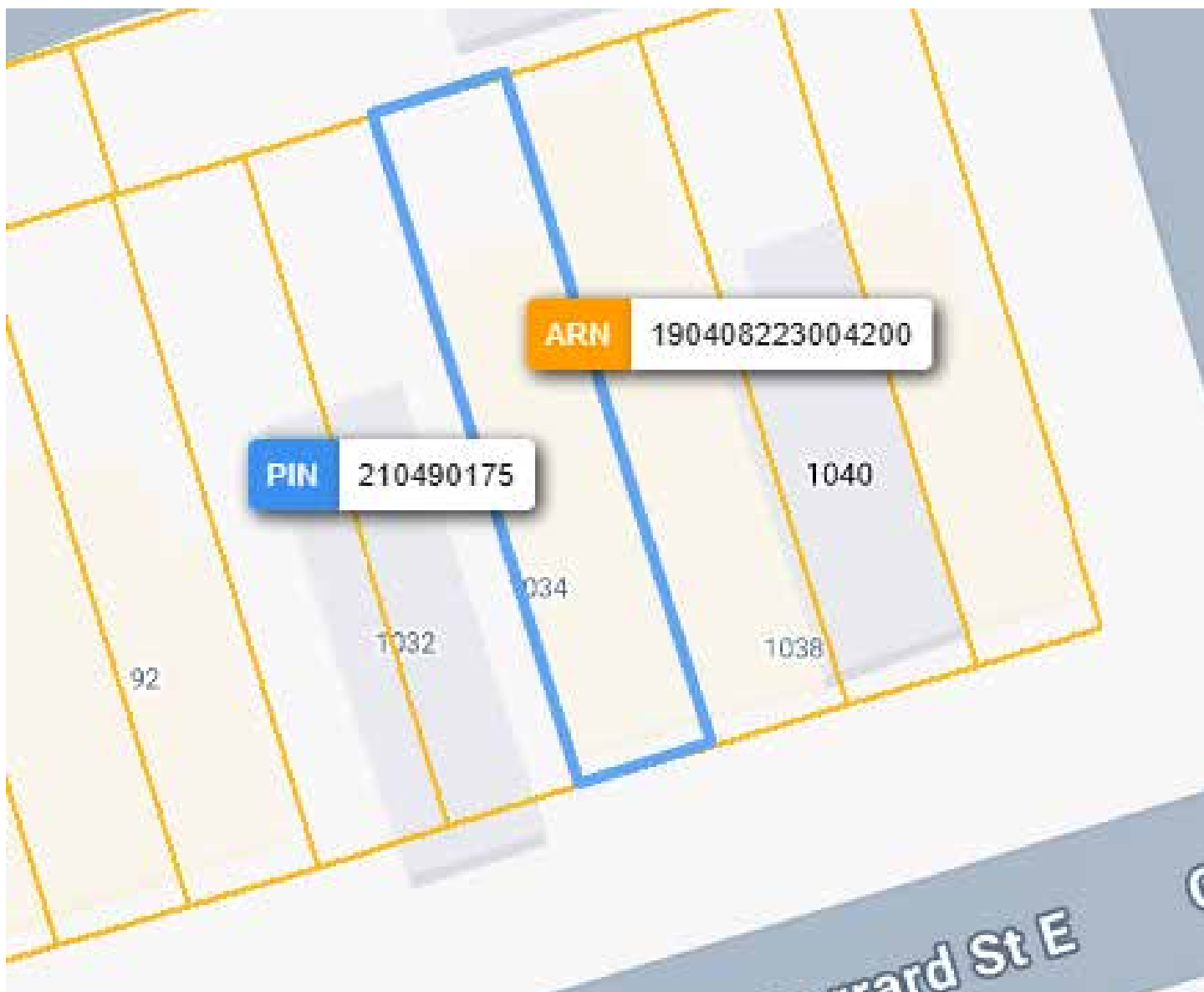


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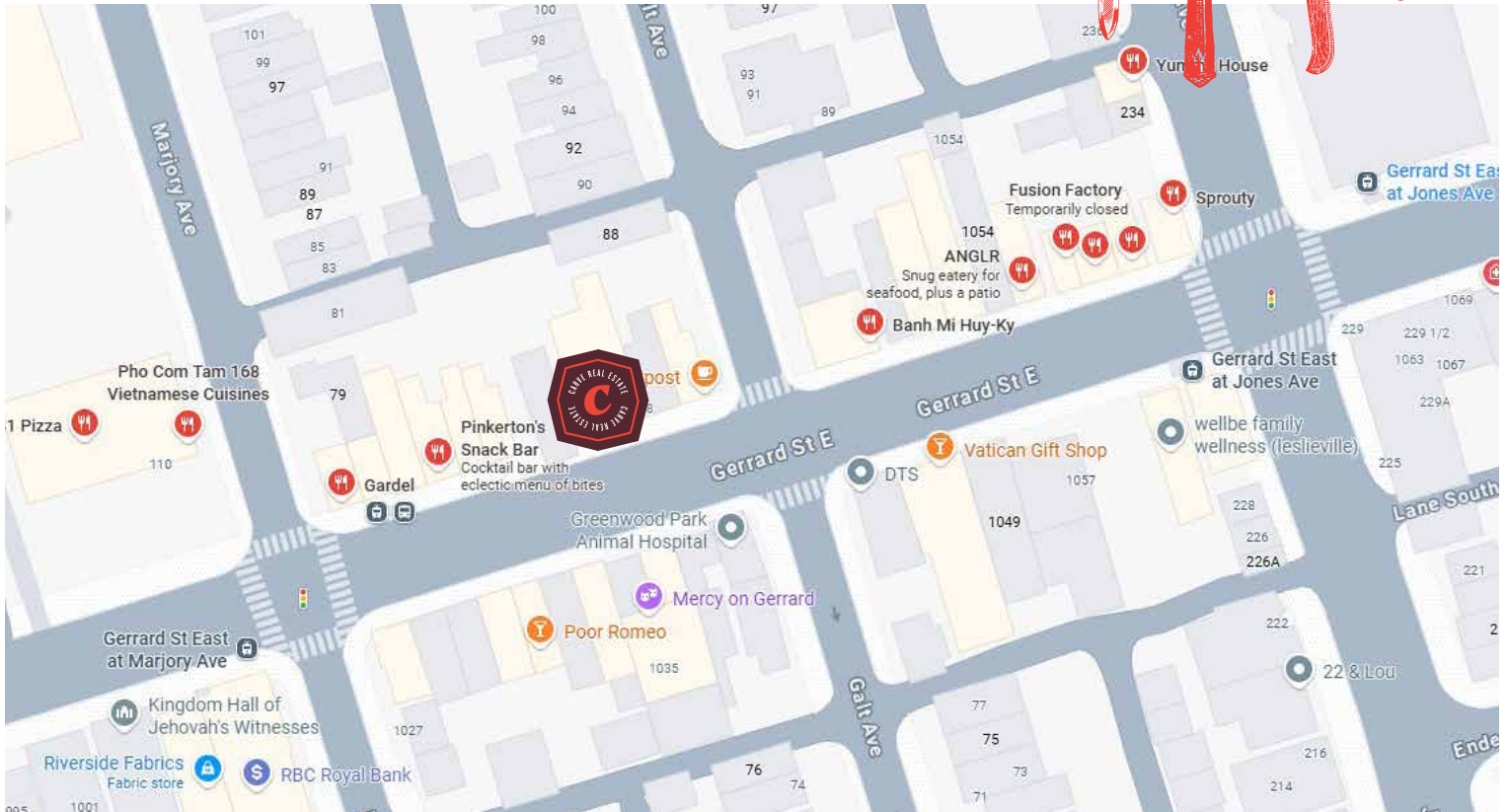


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BUILDING DETAILS

This licensed restaurant offers a rare combination of hospitality and residential space, featuring two patios and a beautifully designed upper-level apartment. The apartment spans 1,200 sq ft and includes two bedrooms, two bathrooms, and skylights that fill the space with natural light. Currently used as a private residence, it's perfectly suited for either short- or long-term rental income.

The restaurant is well-equipped with 200-amp power and four independent bathrooms on the main level. All equipment, leaseholds, and systems are modern and high-end, including a professional sound system, DJ booth, and full security setup.

The spacious back patio features a large projection screen, making it ideal for events, parties, or themed nights—an excellent opportunity for operators looking to create a unique, multifunctional venue.

LOT SIZE

Frontage:
17.83 ft along Gerrard St E

Depth:
Approximately 90.00ft

Dimensions:
17.83 ft x 90.14 ft x 17.72 ft x 90.13 ft

Size:
1,593.06ft(0.037 ac)



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