



**FOR SALE**

**787 KING ST W, TORONTO**

**\$399,000**

**\$9,062 Gross Rent**

**1,271 Sq Ft**

**Licensed Cafe & Bar**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## SIMIT & CHAI

Simit & Chai's original location on King Street West is a well-established and very popular licensed café in one of Toronto's busiest neighbourhoods. This charming and stylish spot has built a loyal customer base and benefits from strong foot traffic year-round. It carries a great history and track record of proven sales.

The café occupies 1,271 sq ft with a gross rent of \$9,062 including TMI, with a lease term in place. It is licensed for 29 interior seats plus an additional 10 on the patio, making it ideal for both dine-in and takeout. Full training will be provided for a smooth transition.

This is a turnkey opportunity offering net operating income for hands-off ownership. A rare chance to take over a successful business in a high-demand area. Please do not go direct or speak to staff.



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# carve REAL ESTATE



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## OTHER LOCATIONS:



### PASAJ

- Licensed Restaurant with Patio
- 1,560 Sq Ft
- \$8,250 Gross Rent
- Licensed for 45 plus 60 on the patio



### SIMIT & CHAI (LESLIEVILLE)

- Cafe & Bakery Commissary
- 2,900 Sq Ft
- \$4,456 Gross Rent
- Production facility



### BARBA

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

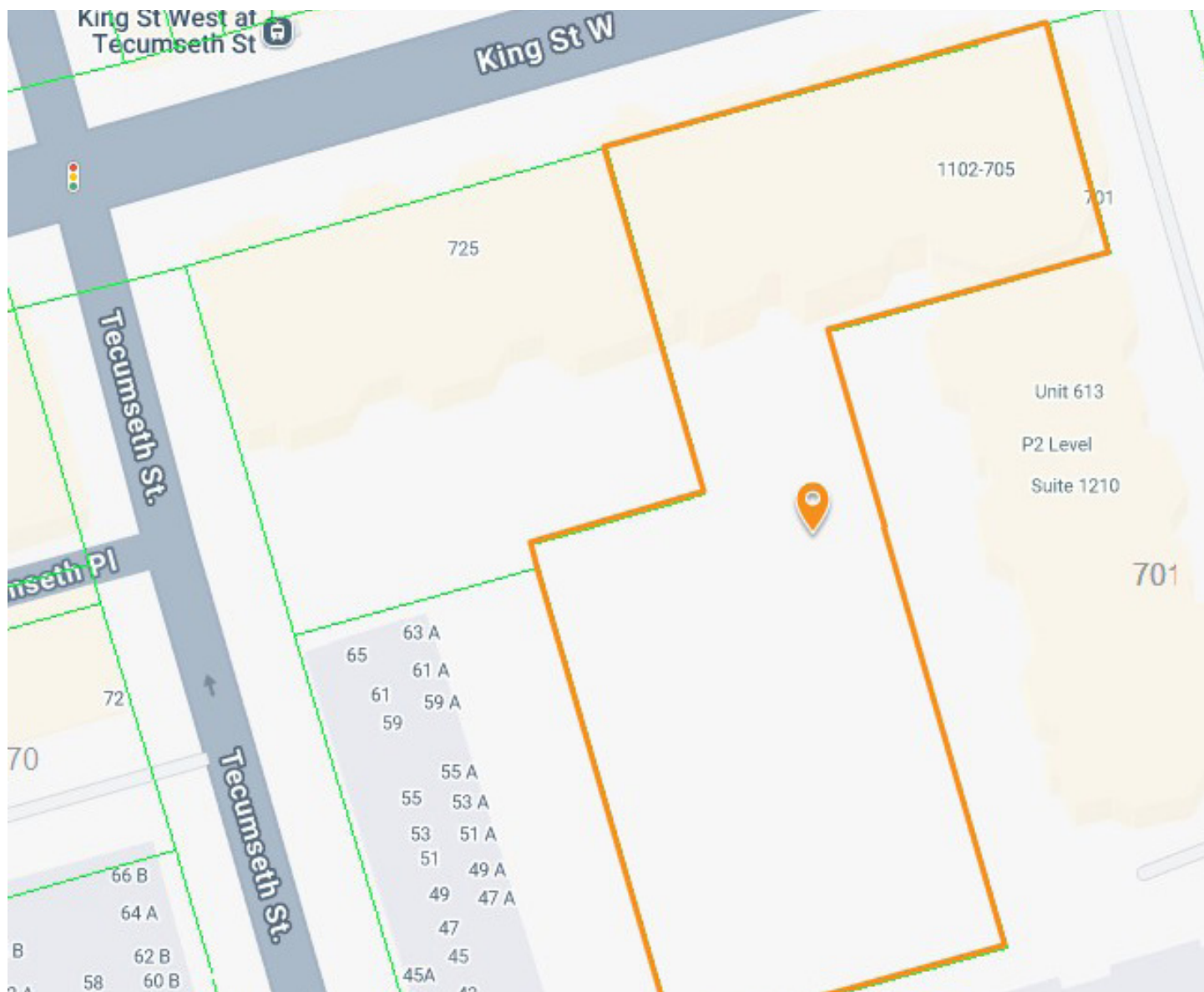


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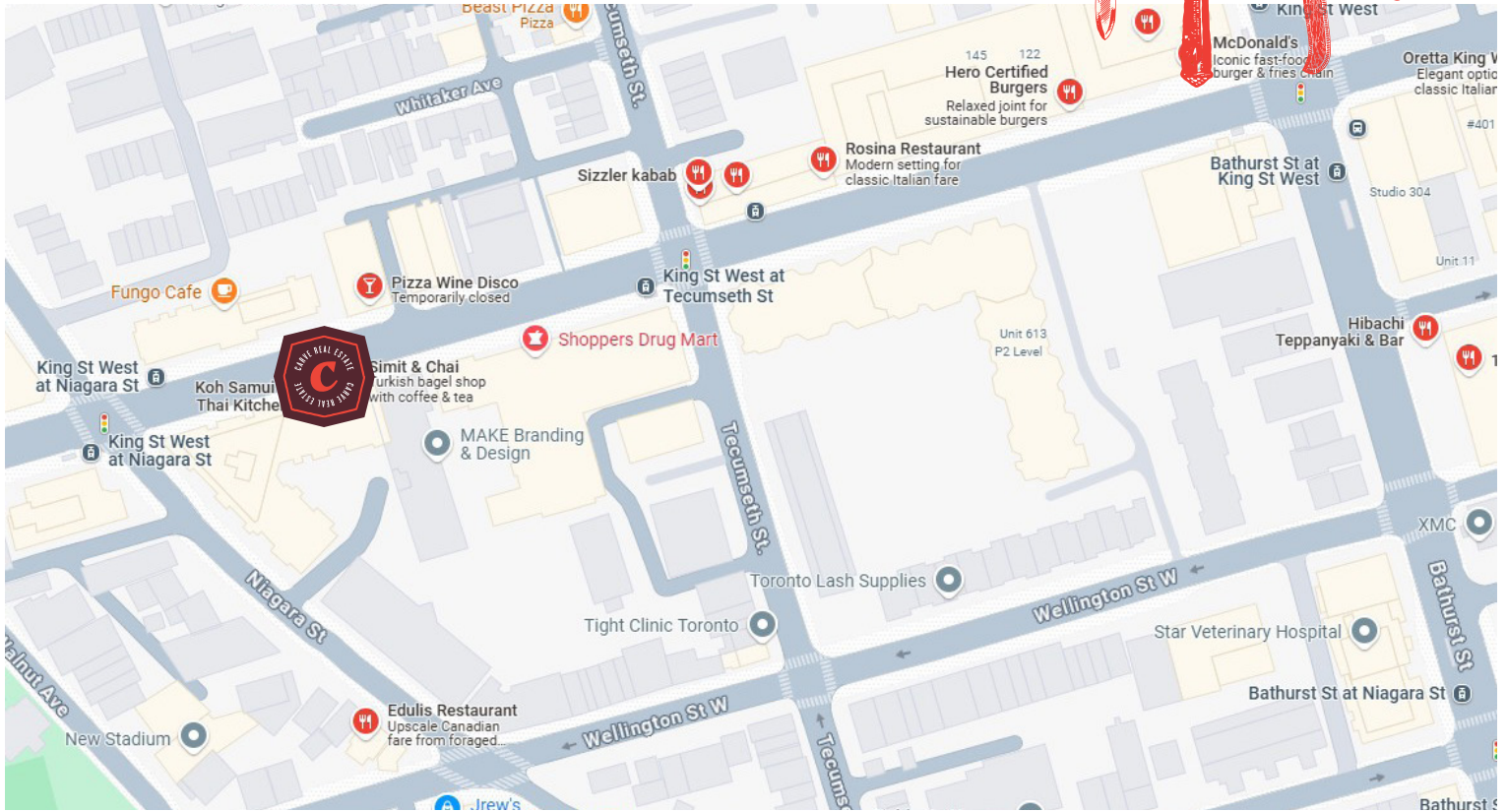
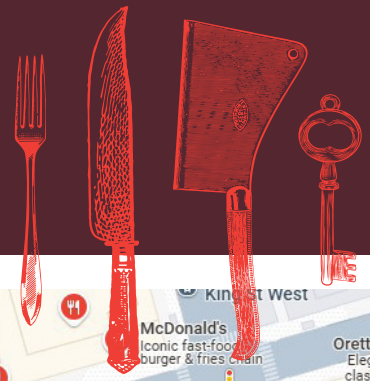
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## BUILDING DETAILS

Located in one of Toronto's most exclusive and high-demand neighbourhoods, this café benefits from constant foot traffic and excellent street presence. The area is home to some of the city's best restaurants, creating a vibrant and dynamic food scene.

**Property Details:** The space features high ceilings and plenty of natural light, giving it a bright and welcoming atmosphere. The layout is efficient and ideal for low labour costs, making it a great fit for owner-operators or hands-off investors alike. A well-equipped kitchen includes a dual convection oven and more.

The inviting patio is perfect for people-watching and adds seasonal revenue potential. This is a flexible and stylish space that suits a variety of food and beverage concepts.

### LOT SIZE

**Frontage:**  
28.8 ft along King St W

**Depth:**  
Approximately 44 ft

**Dimensions:**  
28.80 ft x 44 ft x 28.80 ft x 44 ft

**Size:**  
1,271 ft<sup>2</sup> (0.029 ac)



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