



FOR SALE

3747 LAKE SHORE BLVD W, ETOBICOKE

\$179,000

\$3,700 Gross Rent

1,400 Sq Ft

Licensed Restaurant

THE CHICKEN CARTEL

Turnkey licensed restaurant located in Etobicoke. Situated on Lake Shore, just minutes from the Gardiner, QEW, and 427 junction, the location offers excellent accessibility and strong visibility. 8-ft commercial hood and 1 walk-in fridge.

The 1,400 sq ft space is fully licensed for 37 and is ideal for either a full-service restaurant or a quick-service concept. Formerly a restaurant, the unit has undergone major renovations and features new equipment, making it versatile for a wide range of uses, concepts, and cuisines.

Lease rate is \$3,700 gross including TMI with term remaining. The property is turnkey and ready for operation. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.

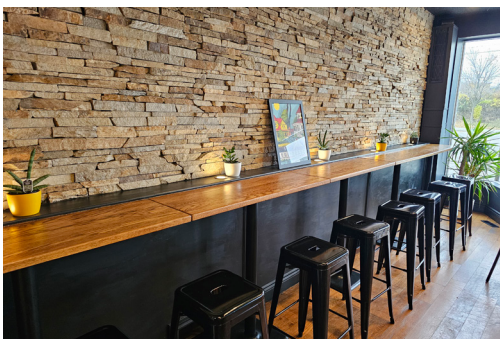


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OTHER LOCATIONS:



A DARK HORSE

- Licensed Restaurant
- 2,100 Sq Ft
- \$17,074 Gross Rent
- Licensed for 88 + 112 Patio



HAPPY BAKERS

- Bakery Cafe
- 1,200 Sq Ft
- \$3,350 Gross Rent
- Seating for 30



MAD MEXICAN

- Licensed Restaurant & Production Kitchen
- 4,006 Sq Ft
- \$10,176 Gross Rent
- Licensed for 113

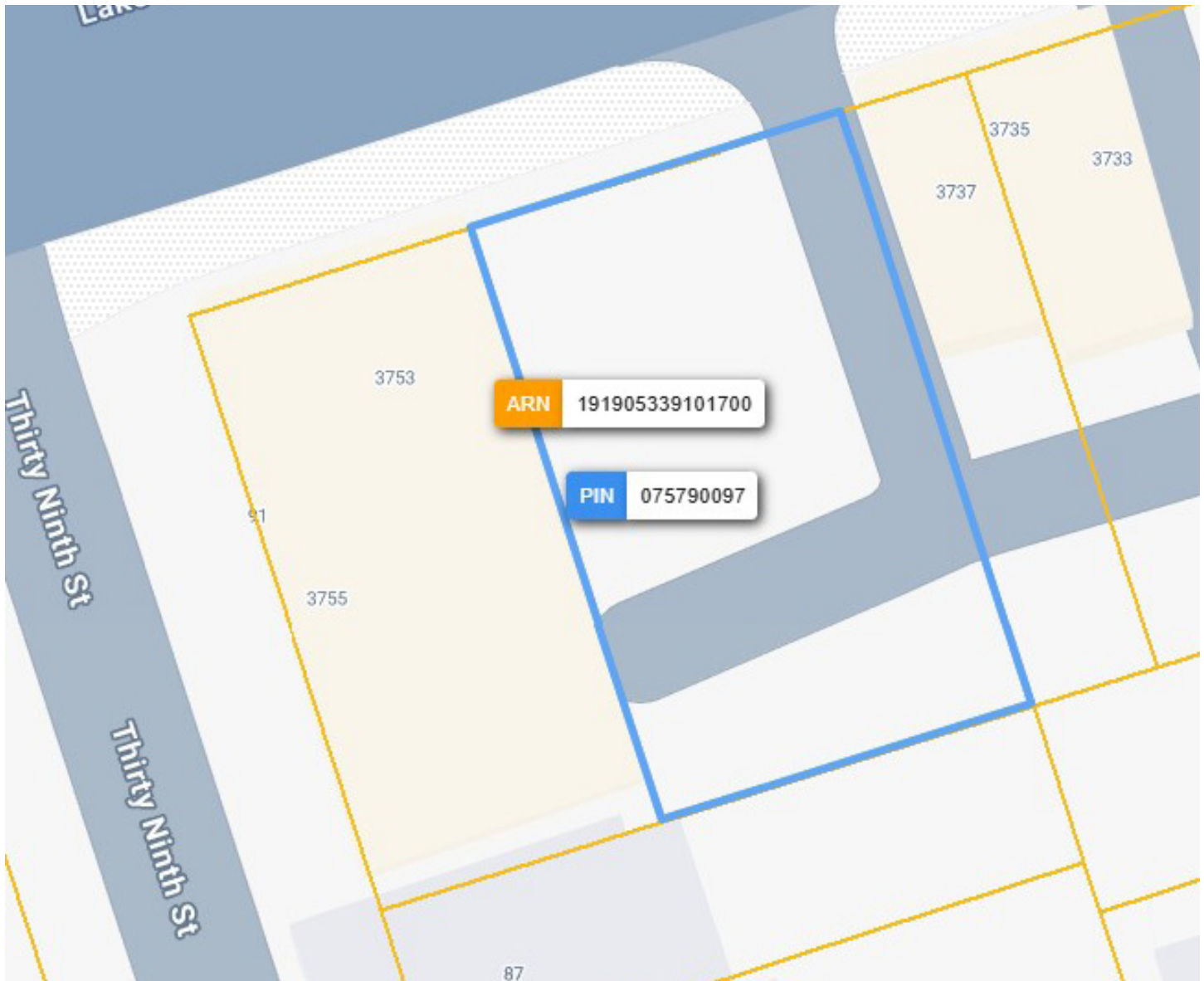


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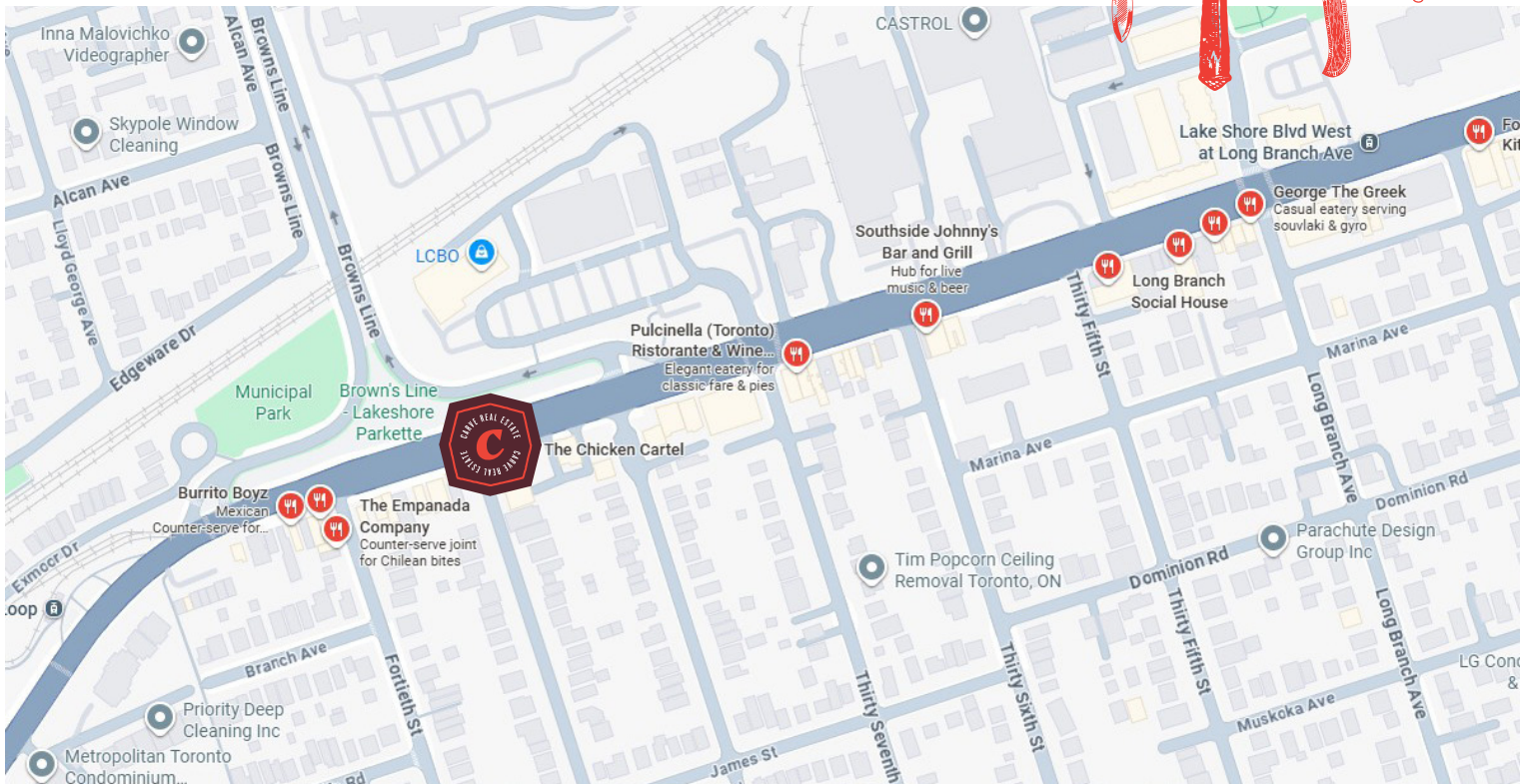


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BUILDING DETAILS

This commercial unit is located on a popular strip of Lake Shore in Etobicoke, surrounded by a mix of commercial, industrial, and residential properties, including schools and local businesses. The location benefits from strong visibility and consistent foot and vehicle traffic.

The space includes four private parking spots plus a dozen municipal spaces directly in front of the store, providing convenient access for staff and customers. Equipped with 200-amp 3-phase power, the unit also features a spacious full basement offering ample storage.

The commercial kitchen is fully outfitted with an 8-ft hood and one walk-in fridge, making it ideal for both sit-down licensed restaurants and quick-service operations. With low rent and versatile infrastructure, this space offers a turnkey opportunity for a variety of dining concepts.

LOT SIZE

Frontage:
75.11 ft along Lakeshore Blvd W

Depth:
Approximately 120.17 ft

Perimeter:
390.42 ft

Dimensions:
75.11 ft x 120.17 ft x 75.11 ft x 120.17 ft

Size:
9,020.15 ft² (0.207 ac)

Lot Measurement Accuracy:
LOW



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