



**FOR SALE**

**42 WELLINGTON ST E, TORONTO**

**\$899,000**

**\$9,115 Gross Rent**

**1,450 Sq Ft**

**Franchise Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## GRANDMA LOVES YOU

Grandma Loves You stands as one of Toronto's great success stories, with six established locations and more on the way. Known for its beloved menu and loyal following, this brand continues to thrive across the city's most competitive neighbourhoods.

The downtown Wellington Street location is now available for a hands-on franchisee. Currently operated remotely, this 1,450 sq ft space delivers excellent sales and strong income, with even greater potential for an owner actively involved in day-to-day operations. Situated on a vibrant block facing Berczy Park, it features a summer patio with CaféTO and great exposure to steady downtown foot traffic.

Offered at a gross rent of \$9,115 including TMI, this location comes with a solid 5 + 5 + 5 lease term and full franchisor training (6% + 1% royalty structure, pending approval). A rare opportunity to step into a high-performing brand in one of Toronto's best downtown corridors. Please do not go direct or speak to staff.



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This document is not meant to solicit existing listings. (12.2002)



# carve REAL ESTATE



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## OTHER LOCATIONS:



### SIMIT & CHAI

- Licensed Cafe & Bar
- 1,271 Sq Ft
- \$9,062 Gross Rent
- Licensed for 29 + Patio



### THE DIVE SHOP

- Licensed Restaurant with Patio
- 1,200 Sq Ft
- \$10,400 Gross Rent
- Licensed for 41 + 36 Patios



### THE MERSEYSIDE

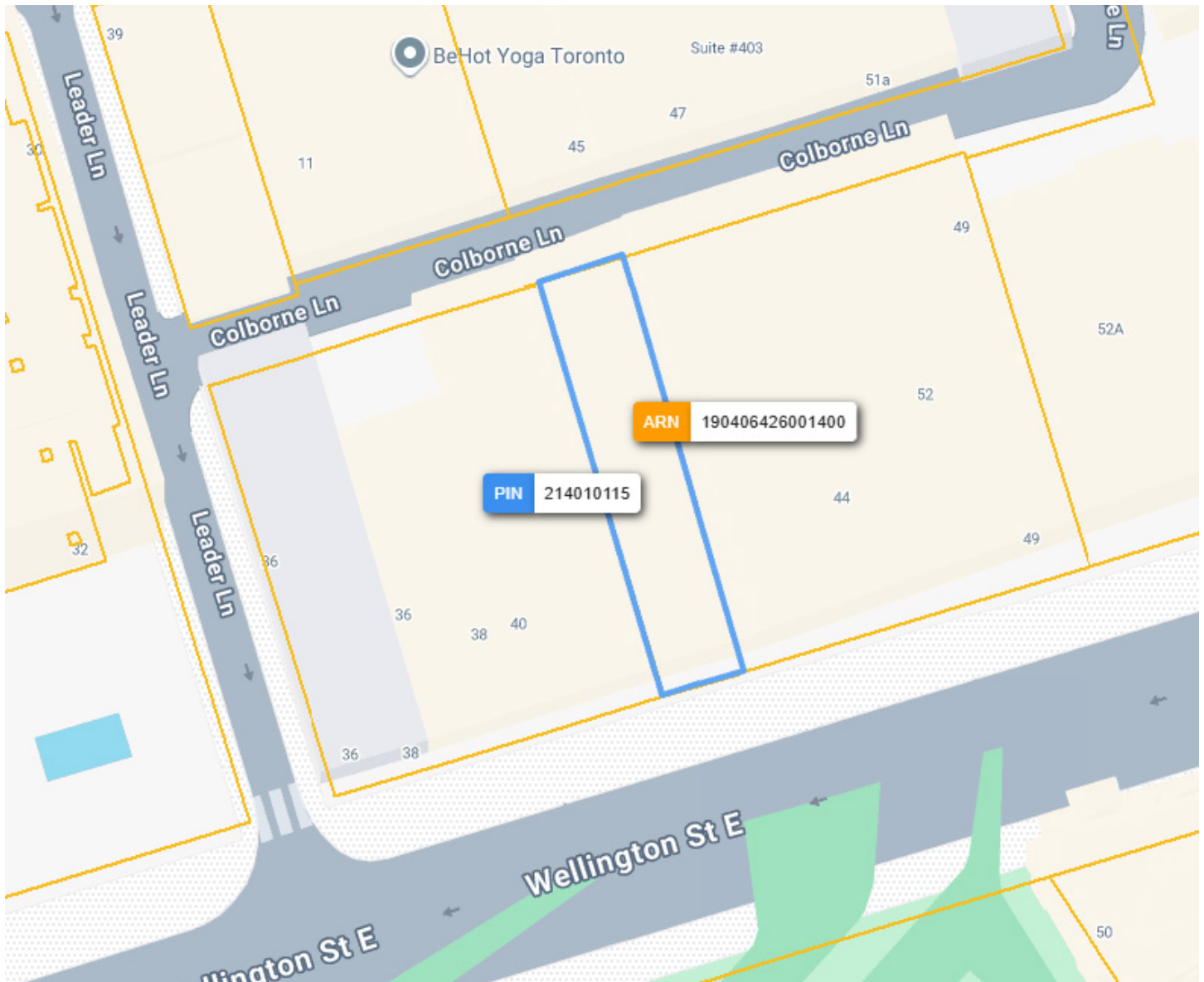
- Well-established and much-loved café
- 1,536 sq ft
- \$5,250 Gross Rent
- Seating for 22



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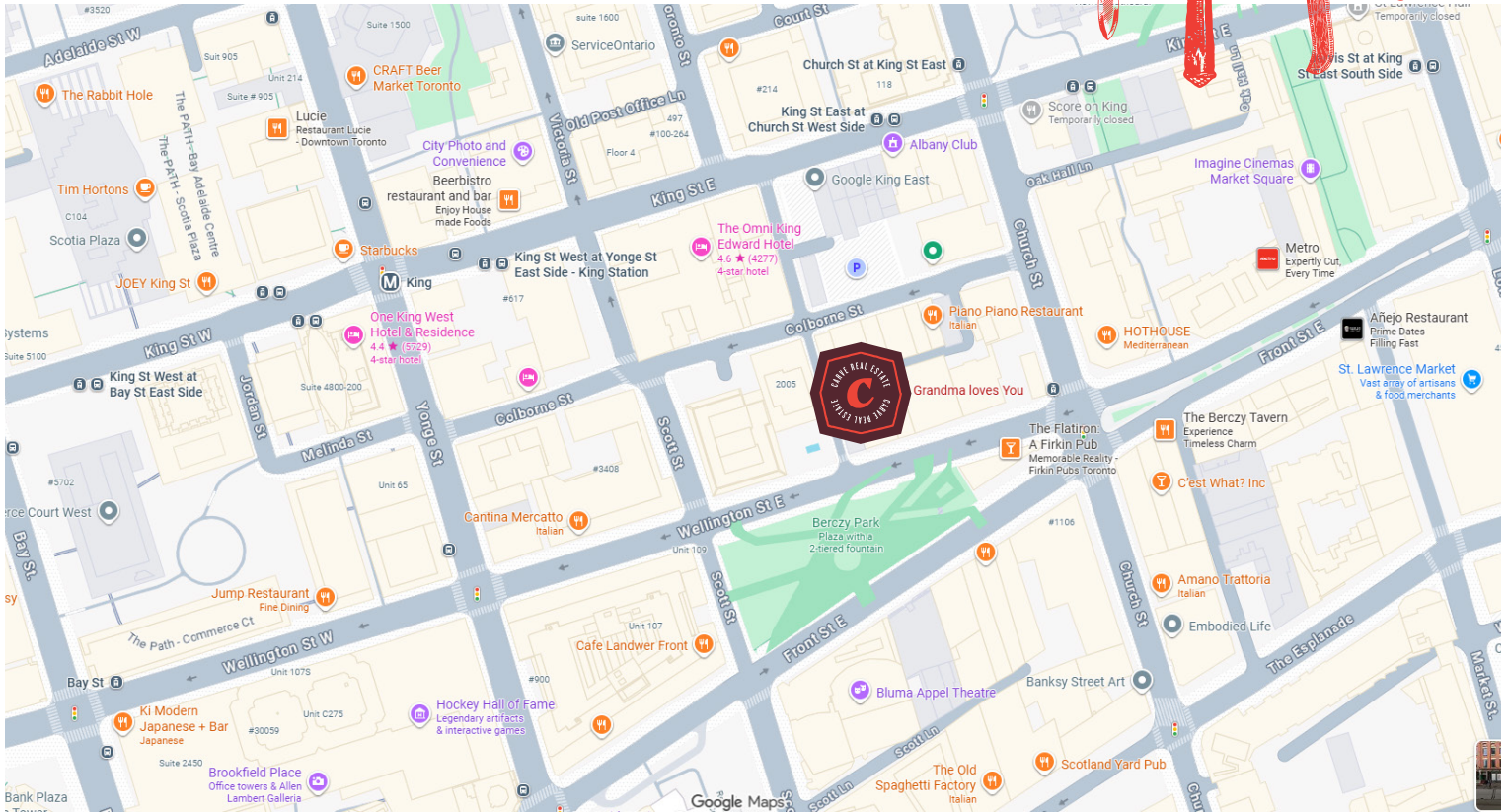


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## BUILDING DETAILS

This bright unit is located on the sunny north side of Wellington Street, directly facing Berczy Park and its famous dog fountain. The space features high ceilings and a brick-and-timber character within a historic century-old building.

The layout is ideal, offering seating for 24 inside and an additional 16 on the summer patio. The unit has a high-end buildout, including a brand-new kitchen with customized equipment designed specifically for the franchise.

With a long lease offering substantial term and 200-amp 3-phase power, this location combines charm, functionality, and turnkey readiness for a hands-on operator.

### LOT SIZE

**Frontage:**  
19.72 ft along Wellington St E

**Depth:**  
Approximately 100.73 ft

**Dimensions:**  
20.71 ft x 100.69 ft x 19.72 ft x 100.73 ft

**Size:**  
2,034.38 ft<sup>2</sup> (0.047 ac)



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