



FOR SALE

1312 QUEEN ST W, TORONTO

VEGAN DANISH BAKERY

Turnkey restaurant and bakery in the heart of Parkdale. Currently home to the very successful Vegan Danish Bakery but available for rebranding into a different cuisine, concept, or franchise. Exceptional location in one of Toronto's most dynamic neighbourhoods.

Great layout on the sunny north side of Queen Street with seating for 60 in a cozy 1,200 sq ft space. Full production kitchen downstairs with two walk-ins (1 + 1). Completely renovated and in excellent condition, offering a highly functional setup for both dine-in and production.

Below-market gross rent of \$5,466 including TMI, with lease term to be provided. Ideal opportunity for operators looking for a turn-key, well-equipped space. Please do not go direct or speak to staff.

\$249,000

\$5,466 Gross Rent

1,200 Sq Ft

Restaurant & Bakery

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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

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OTHER LOCATIONS:



THE HAPPY BAKERS

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



GERRARD ST BAKERY

- Cafe & Bakery
- 1,000 Sq Ft
- \$3,318 Gross Rent
- Great reputation with solid sales



MARUSYA'S KITCHEN

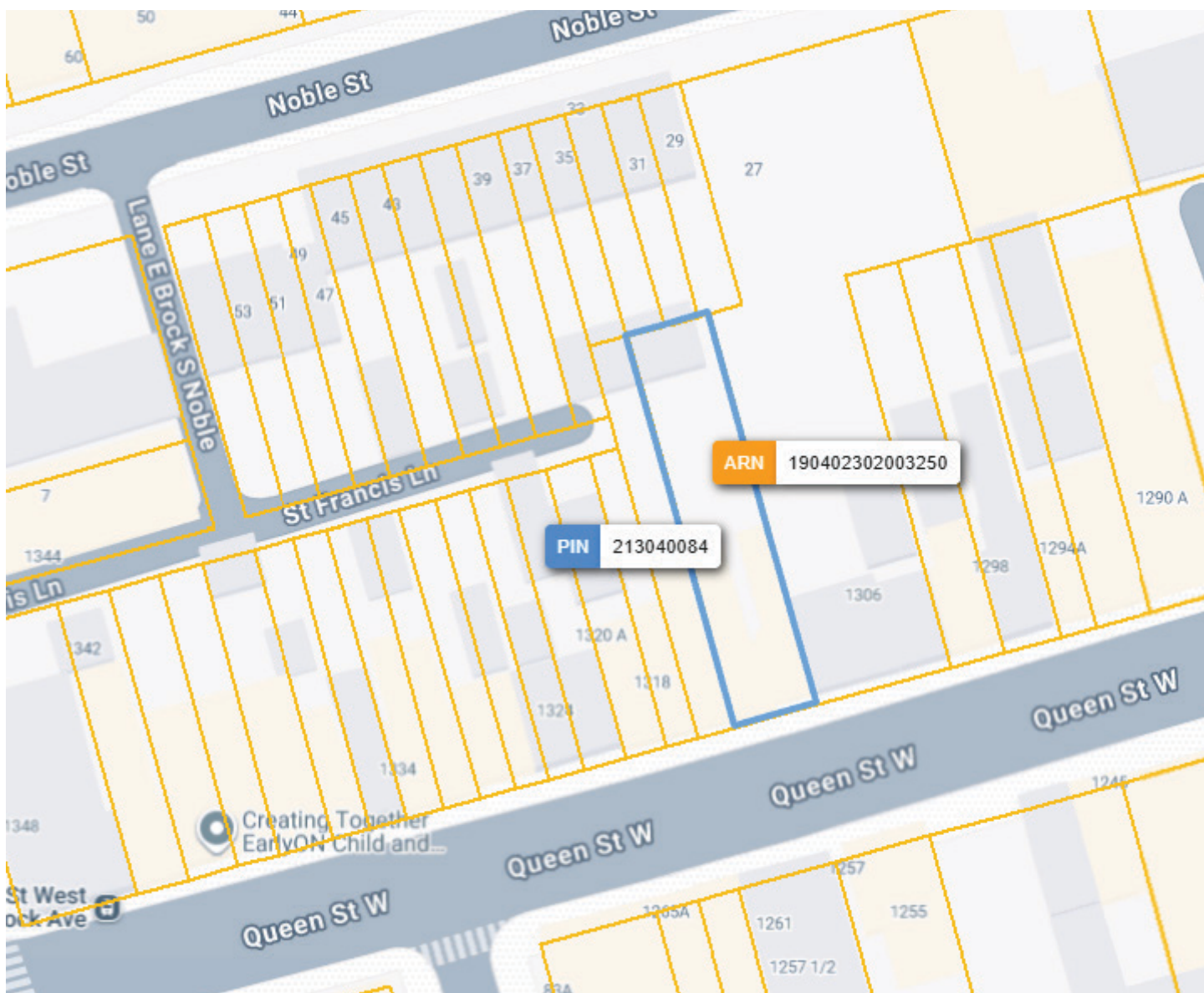
- Licensed Restaurant with Patio
- 1,900 Sq Ft
- \$10,184 Gross Rent
- Licensed for 63 + 14 Patio



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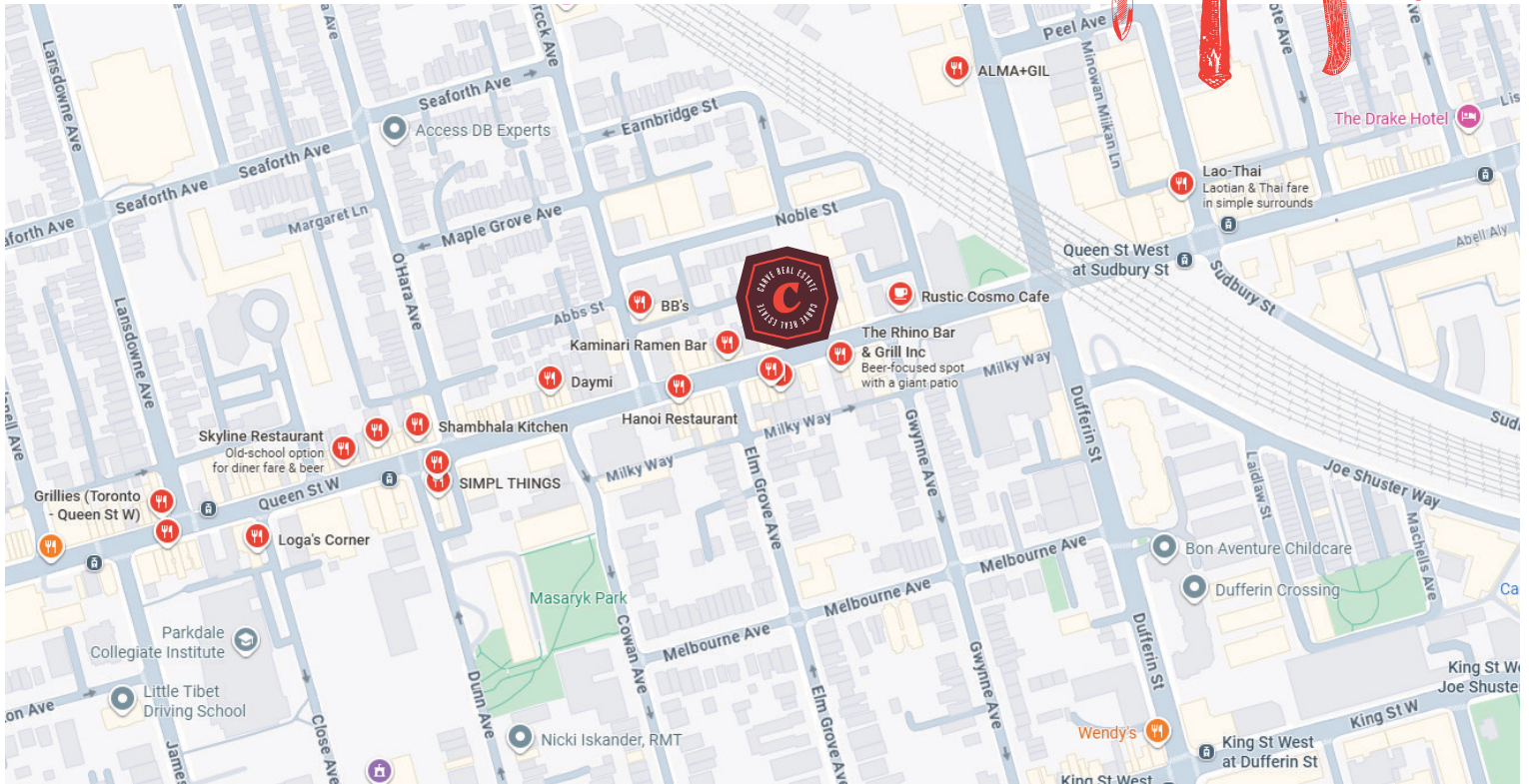
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BUILDING DETAILS

This fully rebuilt unit offers 200-amp 3-phase power and completely upgraded leaseholds, equipped with high-end equipment and chattels throughout.

The basement production area occupies most of the lower level and is fully licensed for food production, with the option to sublease for additional income or use for catering and retail operations.

Ample seating with a welcoming atmosphere makes this space ideal for a variety of uses, providing flexibility for different restaurant concepts or food-related businesses.

LOT SIZE

Frontage:
36.15 ft along Queen St W

Depth:
Approximately 171 ft

Perimeter:
413.39 ft

Dimensions:
35.75 ft x 171.79 ft x 36.15 ft x 171.66 ft

Size:
6,167.71 ft² (0.142 ac)

Lot Measurement Accuracy:
LOW



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