



**FOR SALE**

**818 EASTERN AVE, TORONTO**

**\$499,000**

## BLACK LAB BREWING

This is a rare opportunity to purchase a well-known and beloved brewery in the heart of Toronto's East End. Black Lab Brewing has built a strong following as a dog-friendly destination with a great vibe and a focus on quality craft beer. The location features a large licensed tasting room perfect for events and private parties, plus a spacious and sunny back patio that draws steady crowds all season long.

The facility is 3,596 sq ft and fully equipped with a 10-hectoliter brewing system, 6 fermenters, a bright tank, walk-in fridge, and full canning line. This is a true turnkey production brewery with a big liquor license and a highly functional layout. The space has great flow, branding, and appeal for both regulars and first-timers alike.

Gross rent is \$13,596 (including TMI) with a solid 5 + 5 + 5 lease in place, offering long-term security. The business generates income on top of a salary for ownership and is ideal for an experienced operator or growing craft brand looking for a flagship location. This is a rare chance to take over a fully built-out, community-focused brewery with serious upside.

**\$13,593 Gross Rent**

**3,596 Sq Ft**

**Licensed Brewery**

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## REAL ESTATE



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## OTHER LOCATIONS:



### MORGANS ON THE DANFORTH

- Licensed Restaurant with Patio
- 1,200 Sq Ft
- \$7,256 Gross Rent
- Licensed for 60 + 12 on Patio



### ASMERA BAR & RESTAURANT

- Licensed Restaurant with Patio
- 1,900 Sq Ft
- \$7,544 Gross Rent
- Licensed for 65 + 20 Patio



### DOWNTOWN TORONTO STEAKHOUSE

- Licensed Restaurant
- 5,852 Sq Ft
- \$17,068 Gross Rent
- Licensed for 210

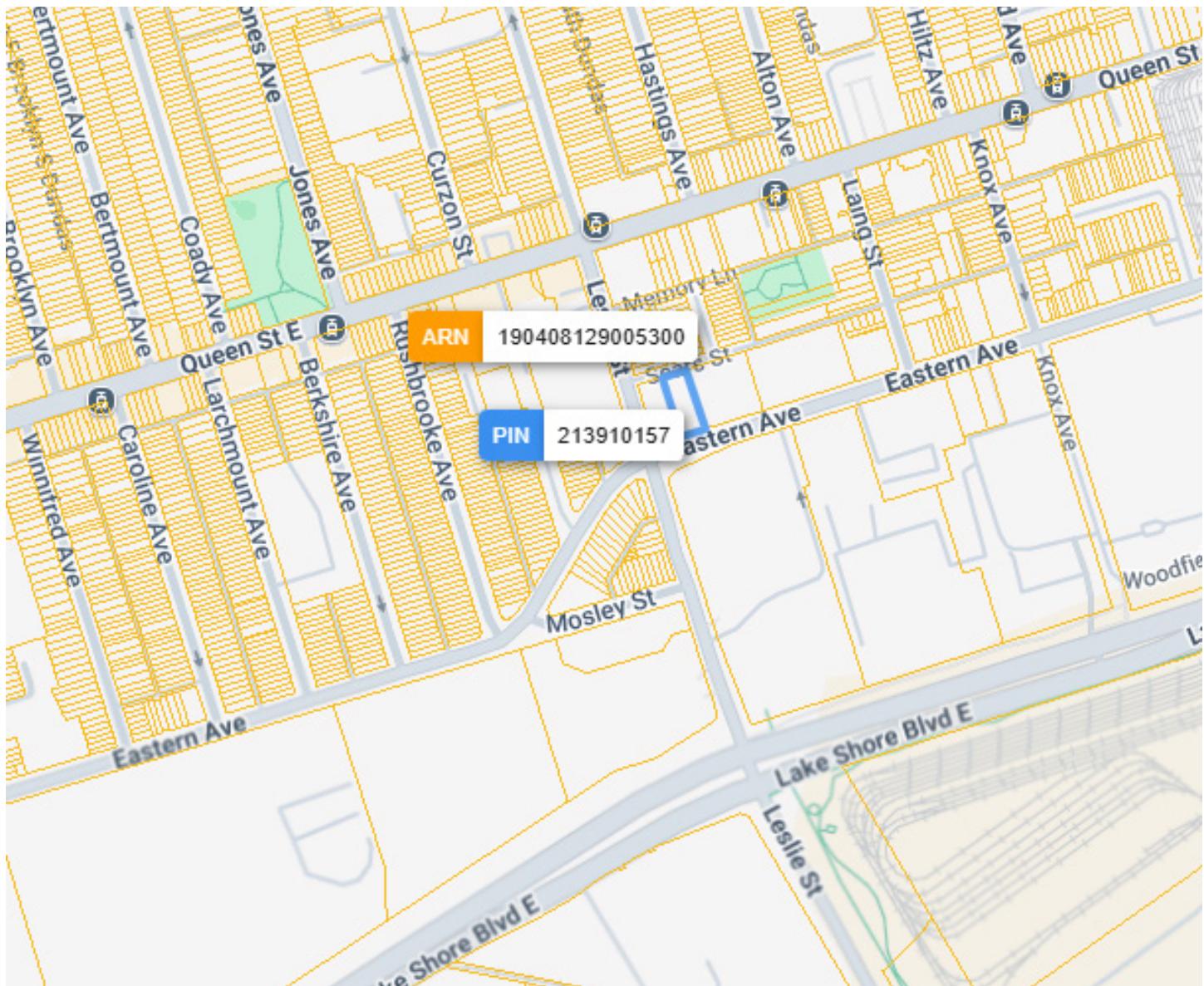


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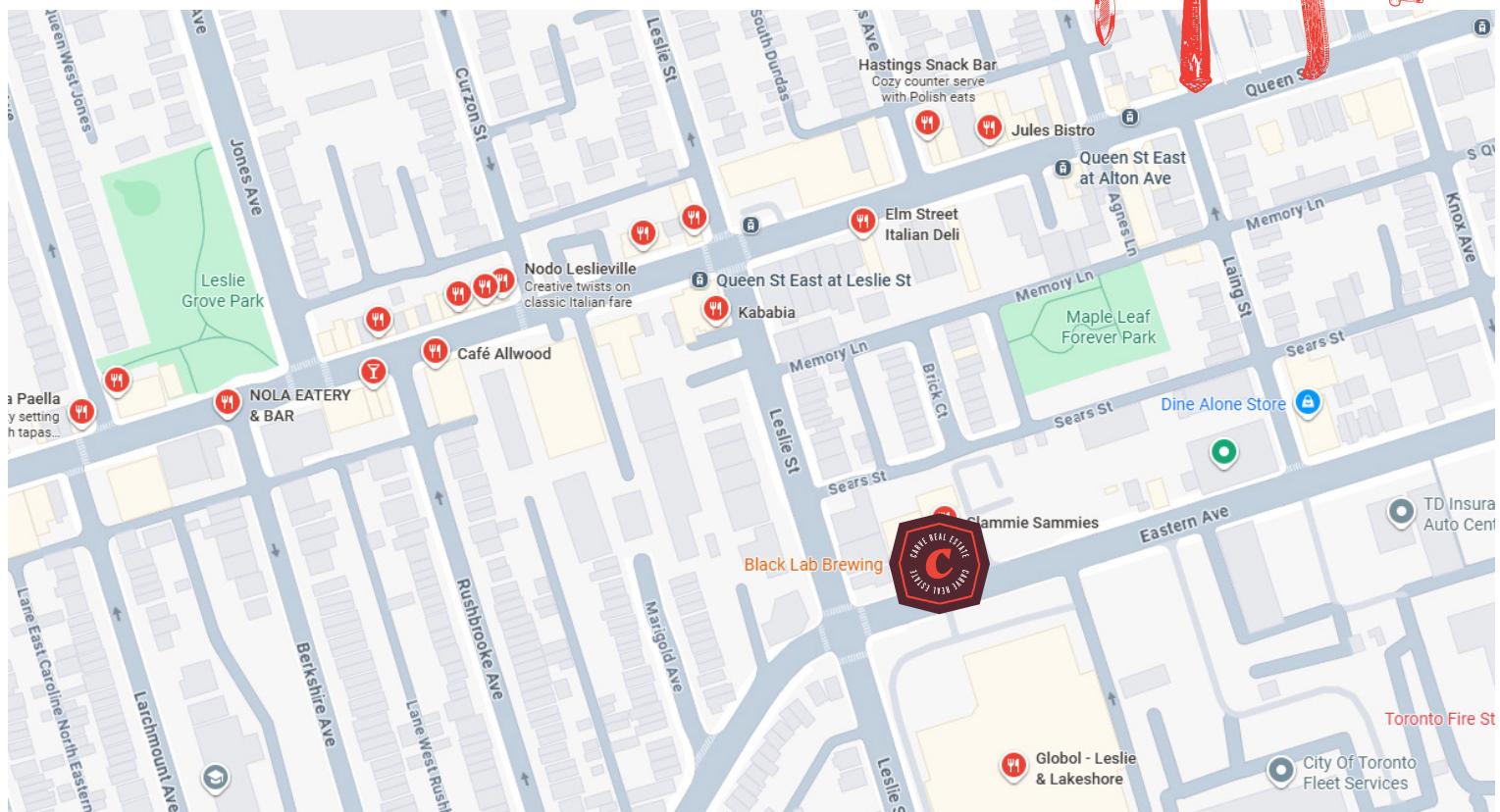
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## BUILDING DETAILS

Incredible opportunity to step into a fully equipped brewery and taphouse in a prime East Toronto location. This complete production facility features a 10-hectoliter brewhouse with 6 fermenters, a full canning line, bottling setup, and everything needed for brewing, packaging, and retail. The space is set up to host tastings, events, and private functions with ease.

Located in an attractive industrial building on Eastern Avenue, the property has high ceilings, excellent natural light, and strong curb appeal. The layout includes a stylish front-of-house with a retail section for on-site product sales, making it ideal for community engagement and brand visibility. The setup offers flexibility for operators to host events, expand distribution, or build a lifestyle destination around the brand.

The site includes parking for six vehicles, with large lots nearby for overflow. With a functional design, sought-after location, and strong equipment package already in place, this space is ideal for a growing brewery or new concept looking for a turnkey home base.

### LOT SIZE

#### Frontage:

71.75 ft along Eastern Ave

#### Depth:

Approximately 178.00 ft

#### Dimensions:

75.75 ft x 178.90 ft x 75.94 ft x 178.85 ft

#### Size:

13,562.51 ft<sup>2</sup> (0.311 ac)



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