



FOR SALE

1225 QUEEN ST E, TORONTO

\$109,000

KABABIA QSR FOR REBRANDING

Quick service restaurant available for rebranding in the heart of Leslieville, prominently located at the high-traffic corner of Leslie Street and Queen Street East. This location offers excellent visibility and exposure in one of Toronto's most desirable neighbourhoods, making it an ideal spot for a new food concept or franchise looking to capitalize on strong pedestrian and vehicular traffic.

The space is approximately 500 sq ft, designed for efficiency and ease of operation, keeping staffing and management costs low. It is fully equipped with a 10-foot commercial hood and all existing equipment, providing a turnkey foundation that can be converted into virtually any type of cuisine or concept. This is a strong value-add opportunity at a very attractive price point.

The lease is exceptionally favourable with a gross rent of \$3,500 per month including TMI and approximately six years remaining. Opportunities with this combination of low rent, prime location, and flexible rebranding potential are rare in Leslieville. Please do not go direct or speak to staff.

\$3,500 Gross Rent

500 Sq Ft

Quick Service Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.



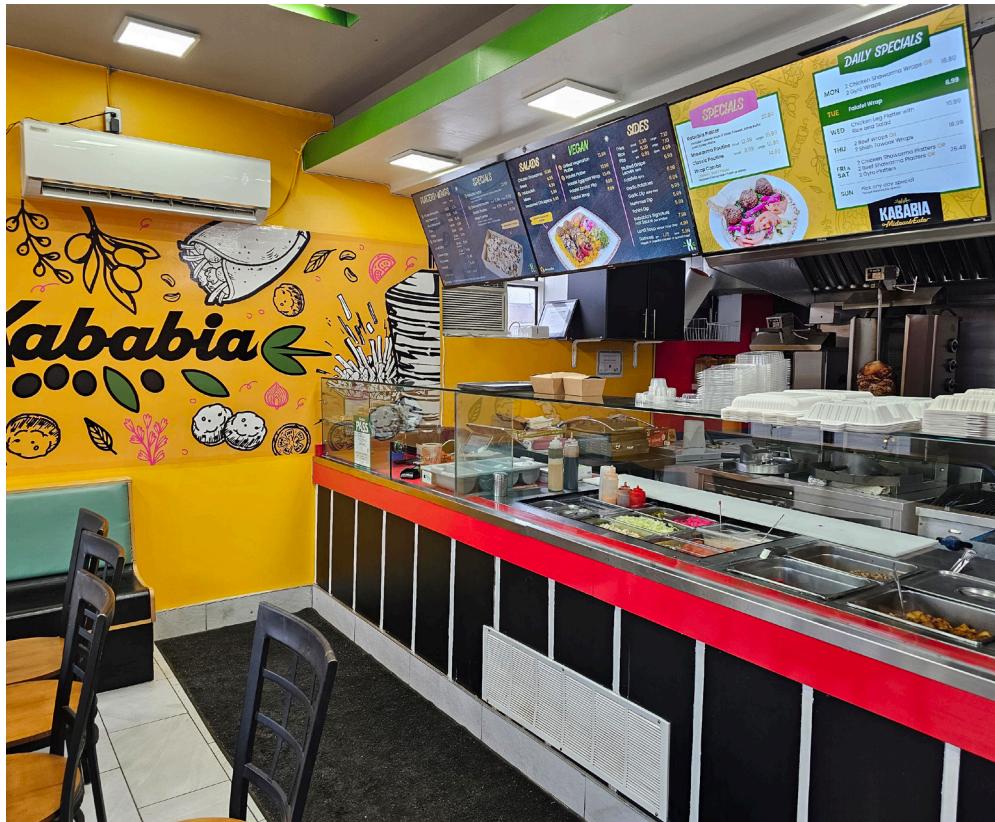
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REAL ESTATE



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OTHER LISTINGS:



DANG SMOKE BBQ

- Restaurant & Food Truck
- 359 Sq Ft
- \$2,800 Gross Rent
- Ideal for just about any QSR concept



PAKISTANI QSR

- Quick Service Restaurant QSR
- 1,450 Sq Ft
- \$7,345 Gross Rent
- Seating for 30



Z-TECA

- QSR Franchise
- 537 Sq Ft
- \$8,389 Gross Rent
- Seating for 100+

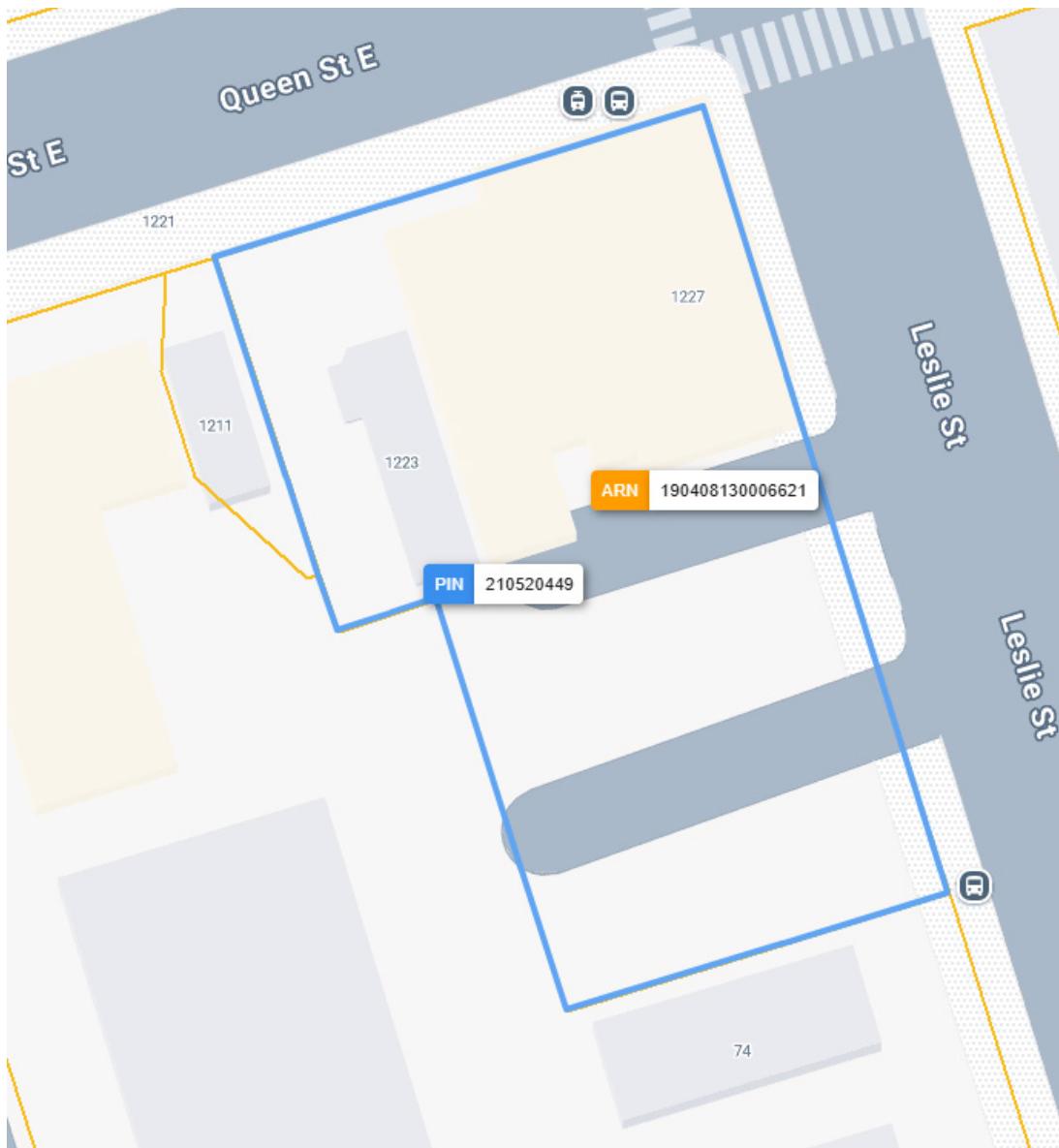


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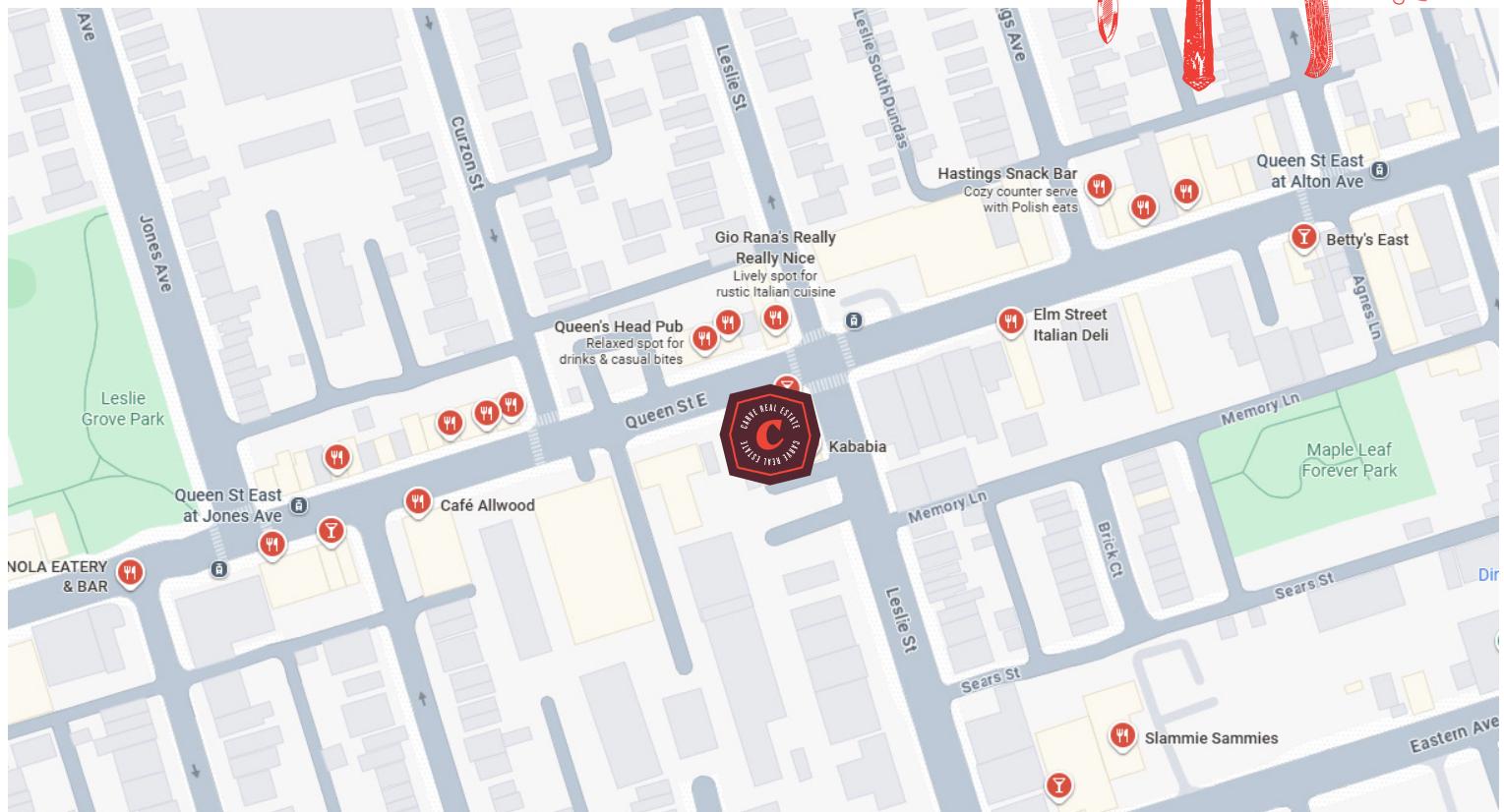
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BUILDING DETAILS

This well-designed quick service layout is built for efficiency, helping minimize labour costs while remaining highly functional. The space includes seating for approximately eight customers, a back prep area, and 200-amp power, making it suitable for a wide range of food concepts that prioritize takeout, delivery, and fast service.

The restaurant is located in the same building as The Duke, one of Leslieville's most well-known and established bars, benefiting from strong built-in foot traffic and a lively day-to-night atmosphere. The prominent corner positioning provides excellent signage and exposure to both Queen Street East and Leslie Street, maximizing visibility from multiple directions.

Adding to the appeal is the exceptionally low rent, a rare find in this neighbourhood and a major advantage for operators looking to keep overhead costs under control. Combined with the prime location, efficient layout, and rebranding flexibility, this is a compelling opportunity in one of Toronto's most sought-after east-end communities.

LOT SIZE

Frontage:
118.04 ft along Queen St E

Depth:
Approximately 189.97 ft

Dimensions:
118.04 ft x 90.83 ft x 24.16 ft x
99.64 ft x 92.42 ft x 189.97 ft

Size:
19,827.10 ft² (0.455 ac)

Lot Measurement Accuracy:
LOW



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