



**FOR SALE**

**1316 QUEEN ST W, TORONTO**

## ARMONIA PASTA BAR

Gorgeous licensed restaurant opportunity in the heart of Parkdale, ideally situated on the sunny north side of Queen Street West. Currently operating as Armonia Pasta Bar, a popular Italian restaurant, this business is available with training or offers flexibility for rebranding into a different concept, cuisine, or franchise.

The space comprises approximately 1,400 sq ft and is licensed for 30 seats. It features a full commercial kitchen equipped with a 12-foot hood, two walk-in coolers, and ample additional prep space located downstairs. A full bar is positioned at the rear, while the front retail and dining area allows for additional seating and strong street presence.

The restaurant is offered with a highly attractive lease rate of \$5,664 gross rent including TMI, with 2 + 5 years remaining. This is an excellent opportunity to secure a turnkey restaurant in a sought-after Queen Street West location. Please do not go direct or speak to staff or ownership.

**\$199,000**

**\$5,664 Gross Rent**

**1,400 Sq Ft**

**Licensed Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverealestate.com  
carverealestate.com

**LES MILBORN, Sales Representative**  
416-848-1166  
les@carverealestate.com  
carverealestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).



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## OTHER LOCATIONS:



### CHEFFRY'S BISTRO

- Licensed Restaurant with Patio
- 2,599 Sq Ft
- \$12,045 Gross Rent
- Licensed for 68 + 28 Patio



### MARUSYA'S KITCHEN

- Turnkey Restaurant
- 1,900 Sq Ft
- \$10,184 gross rent
- Seating for 63 + 14



### VEGAN DANISH BAKERY

- Located in the heart of Parkdale
- 1,200 Sq Ft
- \$5,466 Gross Rent
- Seating for 60



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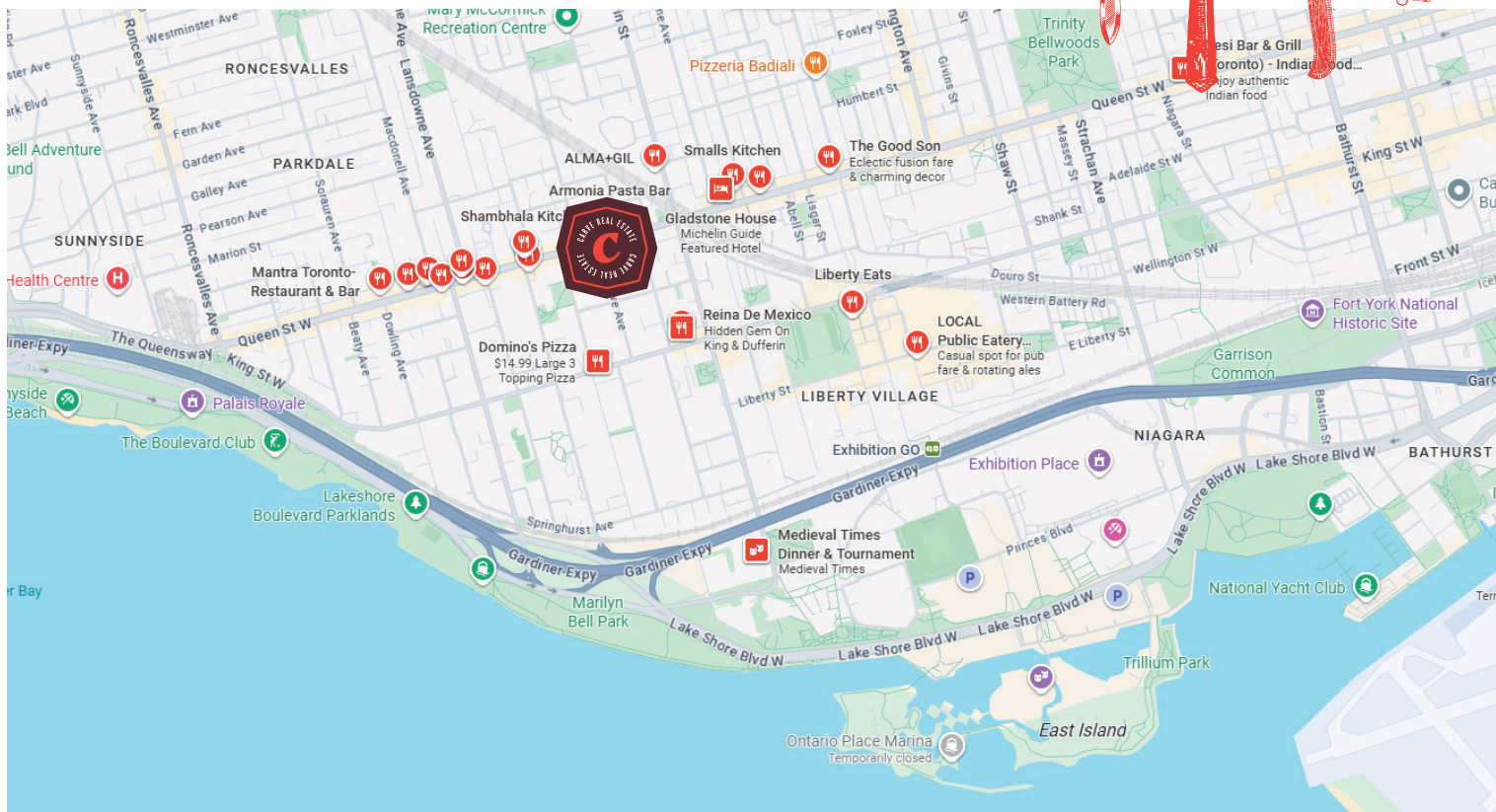


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## BUILDING DETAILS

This lovely unit is located on the north side of Queen Street West, where many of the city's best restaurants are clustered. Situated in the east end of Parkdale, just west of Dufferin Street in the area also known as Vegandale, the location benefits from a vibrant dining scene and strong neighborhood recognition.

The unit experiences high pedestrian foot traffic, as well as frequent vehicle, bike, and streetcar traffic, providing excellent visibility and accessibility. The space has been fully upgraded with 200-amp service and renovated multiple times, giving it a modern, welcoming feel while retaining exposed brick charm.

Inside, the front area is perfect for retail or pick-up service, while the back offers an intimate dining area and bar with a semi-open concept kitchen. A very large prep area and a secondary kitchen downstairs provide ample operational support, making this an ideal space for an established restaurant or a new culinary concept.

### LOT SIZE

**Frontage:**  
16.88 ft along Queen St W

**Depth:**  
Approximately 140.92 ft

**Dimensions:**  
16.88 ft x 140.92 ft x 16.80 ft x 140.88 ft

**Size:**  
2,368.06 ft<sup>2</sup> (0.054 ac)



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