

**FOR SALE**

**3469 LAKE SHORE BLVD W, TORONTO**

**\$119,000**

**\$3,350 Gross Rent**

**1,200 Sq Ft**

**Bakery & Cafe**

## THE HAPPY BAKERS

Long standing bakery and cafe in Toronto! This space is called The Happy Bakers for a reason. Embraced by the Long Branch neighbourhood, this freestanding boutique cafe has been operating as a bakery in Etobicoke since 2009.

Surrounded by plenty of schools, green space and churches, all giving a real sense of community. Nicely decorated cafe, with great light from the front windows that open to the street. Chattels include 2 convection ovens, two 40 quart standing mixers. Please do not go direct or speak to staff or ownership.

Attractive gross rent of \$3,350 and remaining lease term of 1 + 5 + 5. 30 seats, 2 washrooms and a full basement. Also includes 1 parking spot. Potential for rebranding into a different concept, cuisine, or franchise.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER LOCATIONS:



### RAW AURA

- Licensed Restaurant with Patio
- 380 Sq Ft
- Market Rent
- Licensed for 20 + 12 Patio



### BAKER'S BENCH

- Bright and modern bakery and QSR
- 1,400 Sq Ft
- \$3,000 Net Rent
- Seating for 6 on Patio



### GERRARD ST BAKERY

- Great reputation with solid sales
- 1,000 Sq Ft
- \$3,318 Gross Rent
- In operation since 2018



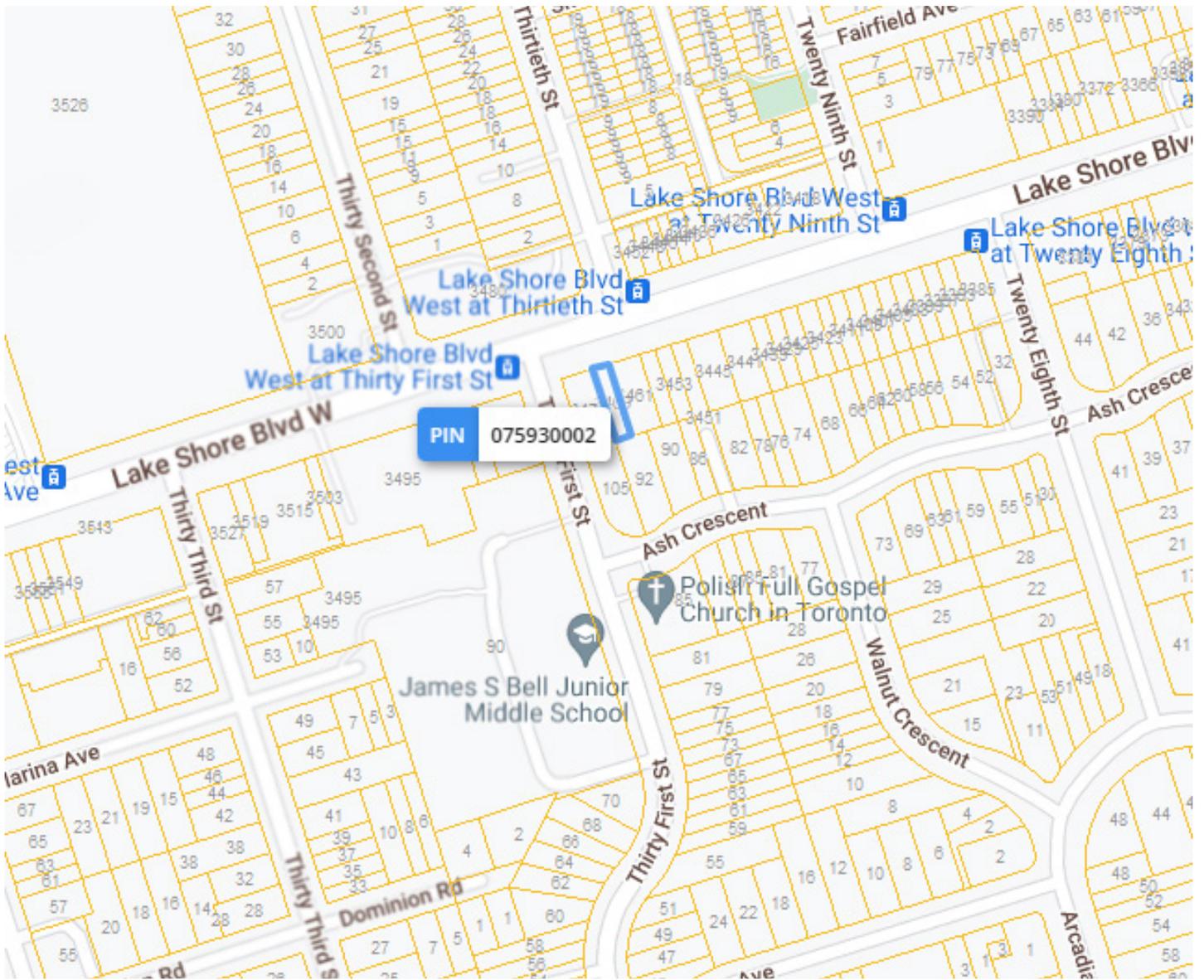
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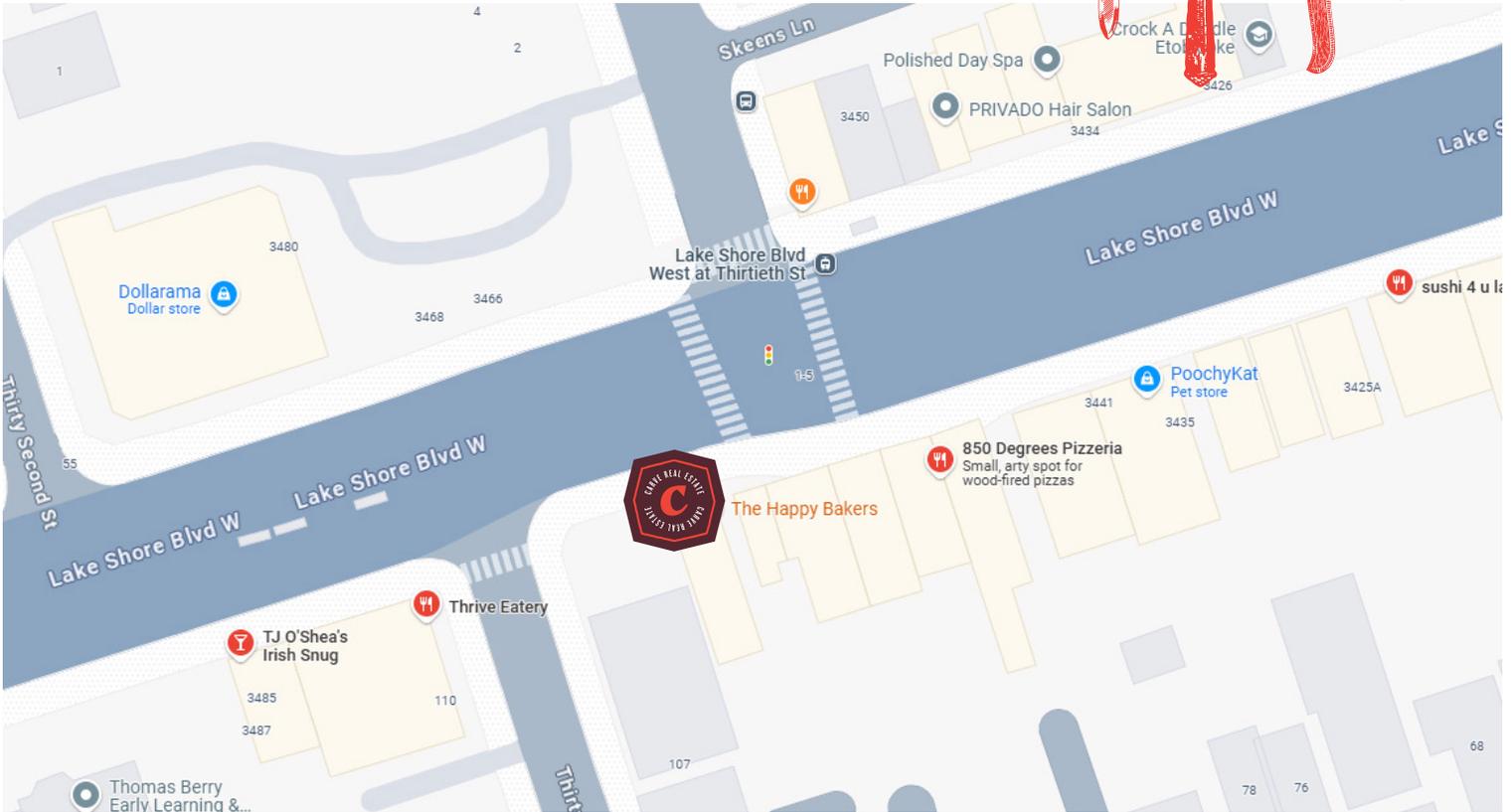
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## BUILDING DETAILS

Long Branch is considered a haven for nature enthusiasts. In addition to the lakefront, the neighbourhood is dotted with numerous parks and green spaces.

This area has an excellent mix of residential, schools, businesses, and a large industrial area just to the north that provides great morning and lunch sales.

**Property Details:** Set up in a freestanding building, and well established in the neighborhood, this location is ideal to continue to run as a classic, homestyle bakery but can easily be adapted to a new concept or cuisine.

### LOT SIZE

**Frontage:**

25.75 ft Lake Shore Blvd W

**Depth:**

Approximately 115.00 ft

**Dimensions:**

25.77 ft x 115.17 ft x 25.77 ft x 115.17 ft

**Size:**

2,960.07 ft<sup>2</sup> (0.068 ac)



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