



**FOR SALE**

**780 QUEEN ST E, TORONTO**

**\$449,000**

**\$9,823 Gross Rent**

**2,200 Sq Ft**

**Licensed Restaurant with Patio**

## LA CARNITA - RIVERSIDE

La Carnita, one of Toronto's original and most recognized taco brands, offers a prime opportunity on Queen East in the heart of Riverside. This 2,200 sq ft restaurant sits on the sunny north side of the strip and features an 80-seat liquor licence, with additional seasonal capacity through the CaféTO patio.

The interior layout is ideal for high-volume service, featuring a welcoming cocktail bar at the front and ample dining space throughout. The chef's kitchen is fully equipped with a 12-ft commercial hood and two walk-in fridges, providing all the infrastructure needed for consistent and efficient operations.

This location includes full support and training from head office, with royalties of 4% + 1%. The lease is very attractive at \$9,823 gross (including TMI) with a strong 5 + 5 + 5 term remaining. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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

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## OTHER LOCATIONS:



### DIVE SHOP

- Licensed Restaurant with Patio
- 1,200 Sq Ft
- \$10,400 Gross Rent
- Licensed for 41 + 36 Patios



### MORGANS ON THE DANFORTH

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



### GRANDMA LOVES YOU

- Restaurant Franchise
- 1,450 Sq Ft
- \$9,115 Gross Rent
- Seating for 24

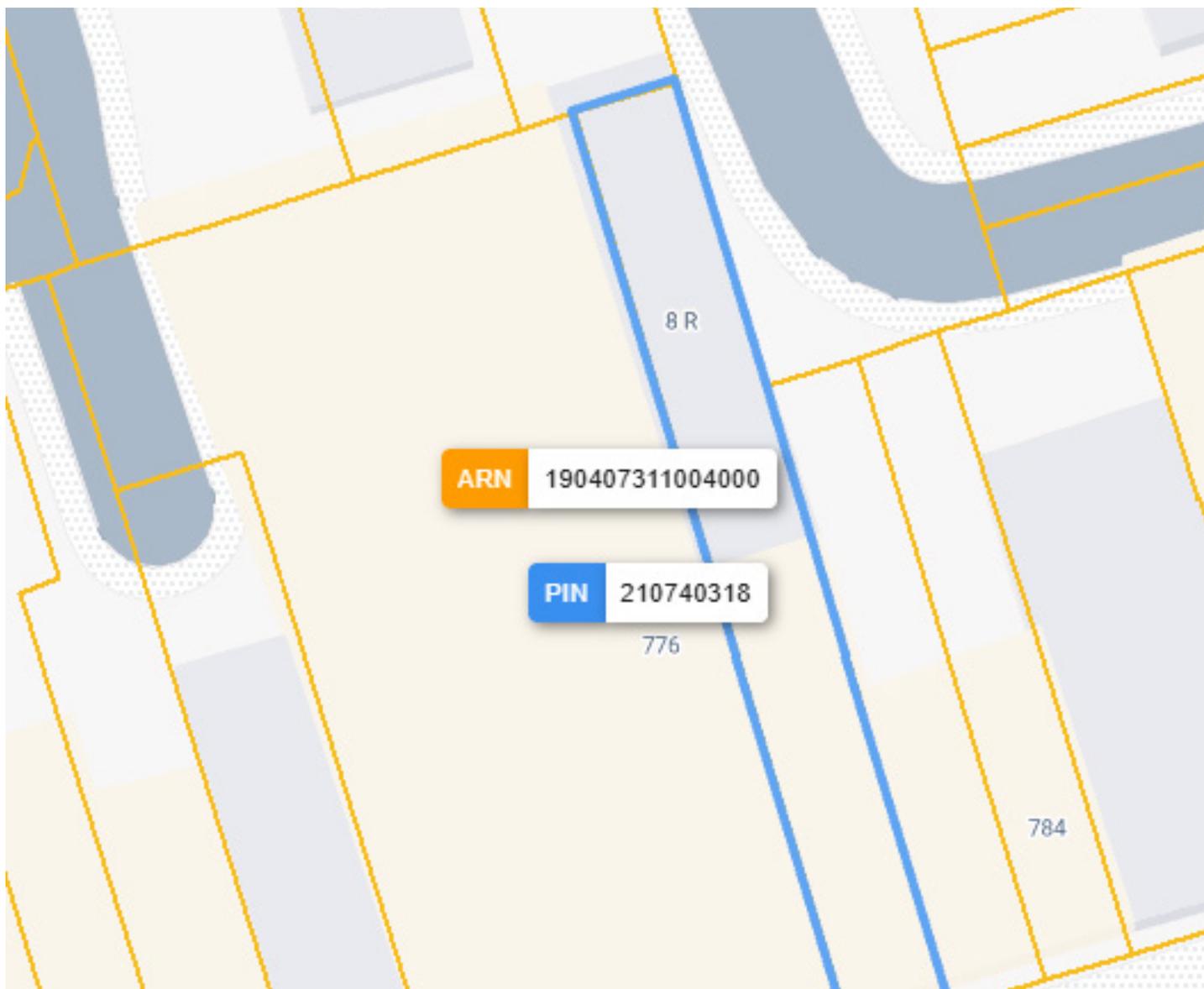


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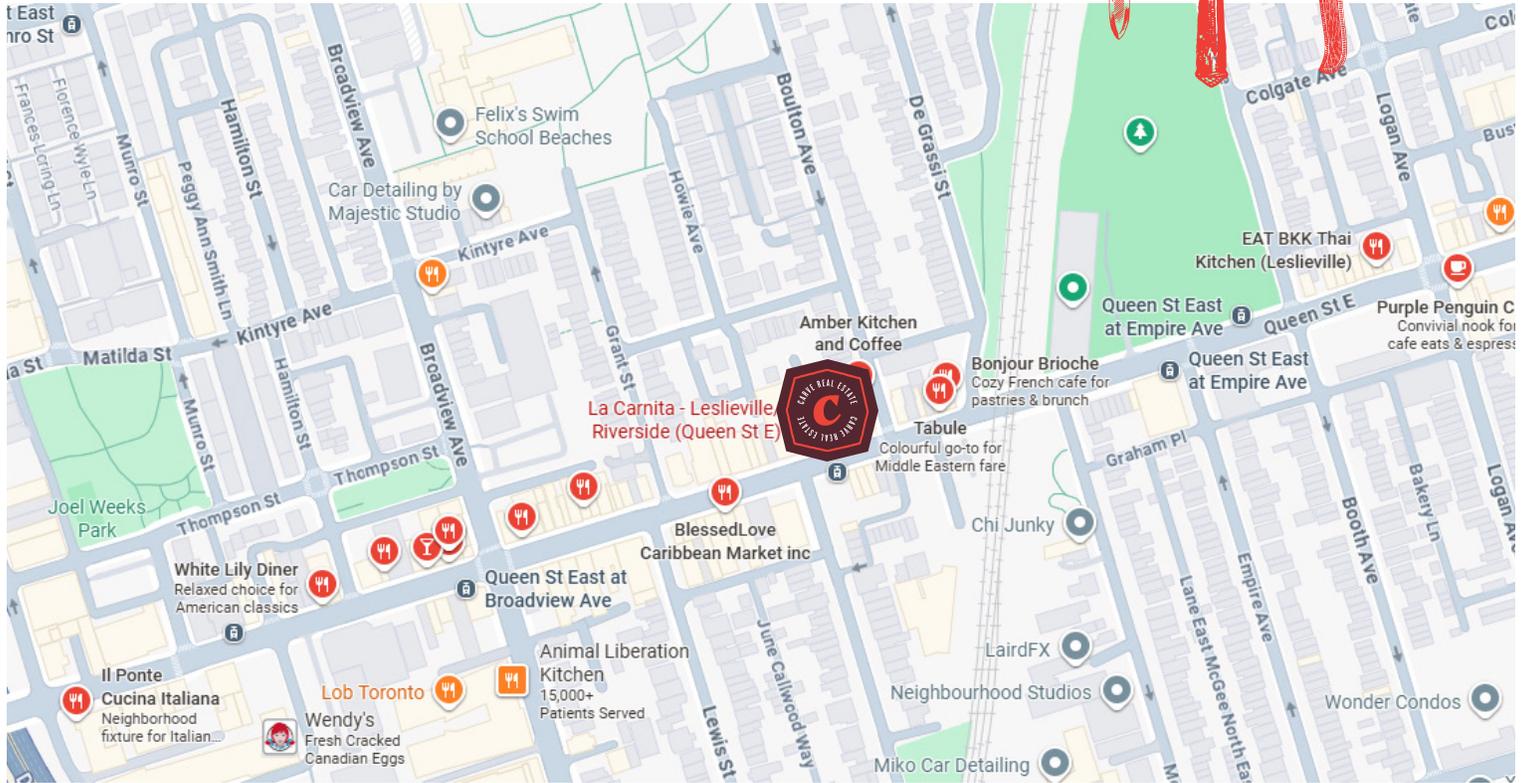
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## BUILDING DETAILS

This unit has a long history as a successful restaurant location, featuring a build-out from the early years of La Carnita with extensive leaseholds and quality equipment. The layout is designed to maximize efficiency and minimize labour costs.

**Property Details:** Situated on the busiest strip of Riverside, in the revitalized western section of Leslieville, the location benefits from excellent visibility and foot traffic. There is ample street parking, a municipal lot on Broadview, and one private parking spot included in the lease for ownership.

The space also includes a full prep area downstairs, providing plenty of room for food production and operations.

### LOT SIZE

**Frontage:**

16.15 ft along Queen St E

**Depth:**

Approximately 150.19 ft

**Dimensions:**

16.59 ft x 150.19 ft x 16.15 ft x 150.15 ft

**Size:**

2,454.17 ft<sup>2</sup> (0.056 ac)

**Perimeter:**

331.36 ft

**Lot Measurement Accuracy:**

LOW



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