

FOR SALE

2197 BLOOR ST W, TORONTO

\$99,000

LICENSED RESTAURANT

This licensed and turnkey restaurant is perfectly situated in the heart of Toronto's Bloor West Village, offering a rare opportunity to occupy a prime two-storey space just across from Runnymede subway station with all day high walking and vehicular traffic.

The kitchens are outfitted with two large 12 Ft hood systems (24 Ft total), including a chef's open-concept show kitchen behind the main floor bar with a Texas-made Santa Maria style wood or charcoal grill with an adjustable stainless steel grate system, supporting a wide range of cooking styles and cuisines.

Brand new lease with 5 + 5 year term starting at \$35 per Sq Ft Net to be provided. The liquor license covers 104 guests inside and 12 on the front patio, and an optional for an additional 40 on the back patio. Full Basement with washrooms, lockers, storage, office, prep area, and three walk-ins (2+1).

\$35 NET RENT

3,468 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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This document is not meant to solicit existing listings. (12.2002)

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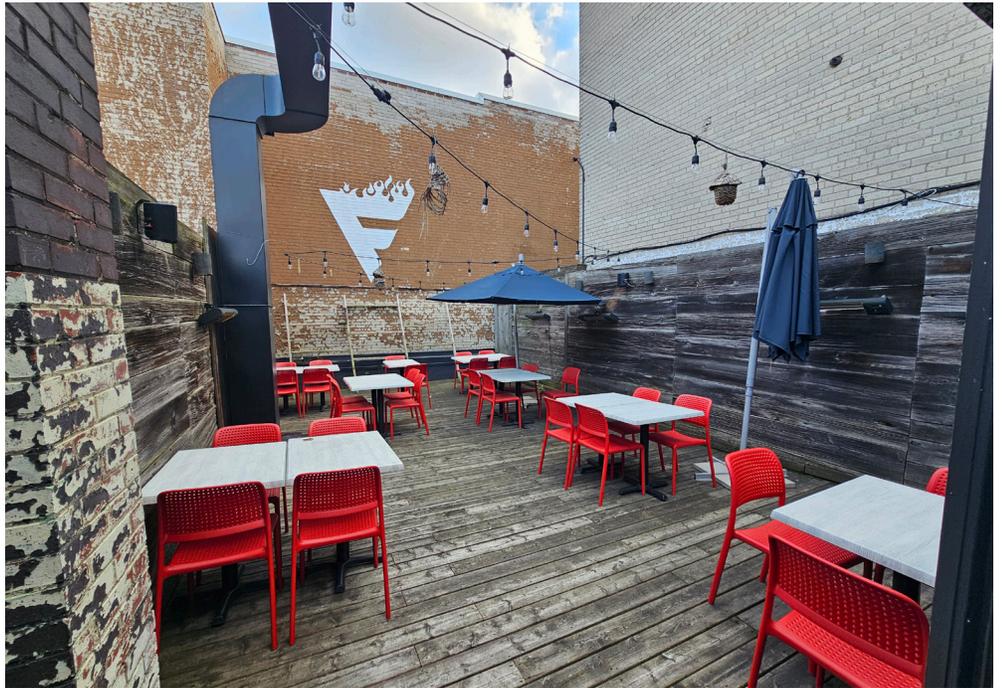


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OTHER LISTINGS:



MAD MEXICAN

- Licensed Restaurant & Production Kitchen
- 4,006 Sq Ft
- \$10,176 Gross Rent
- Licensed for 113



ARMONIA PASTA BAR

- Licensed Restaurant
- 1,700 Sq Ft
- \$5,664 Gross Rent
- Seating for 30



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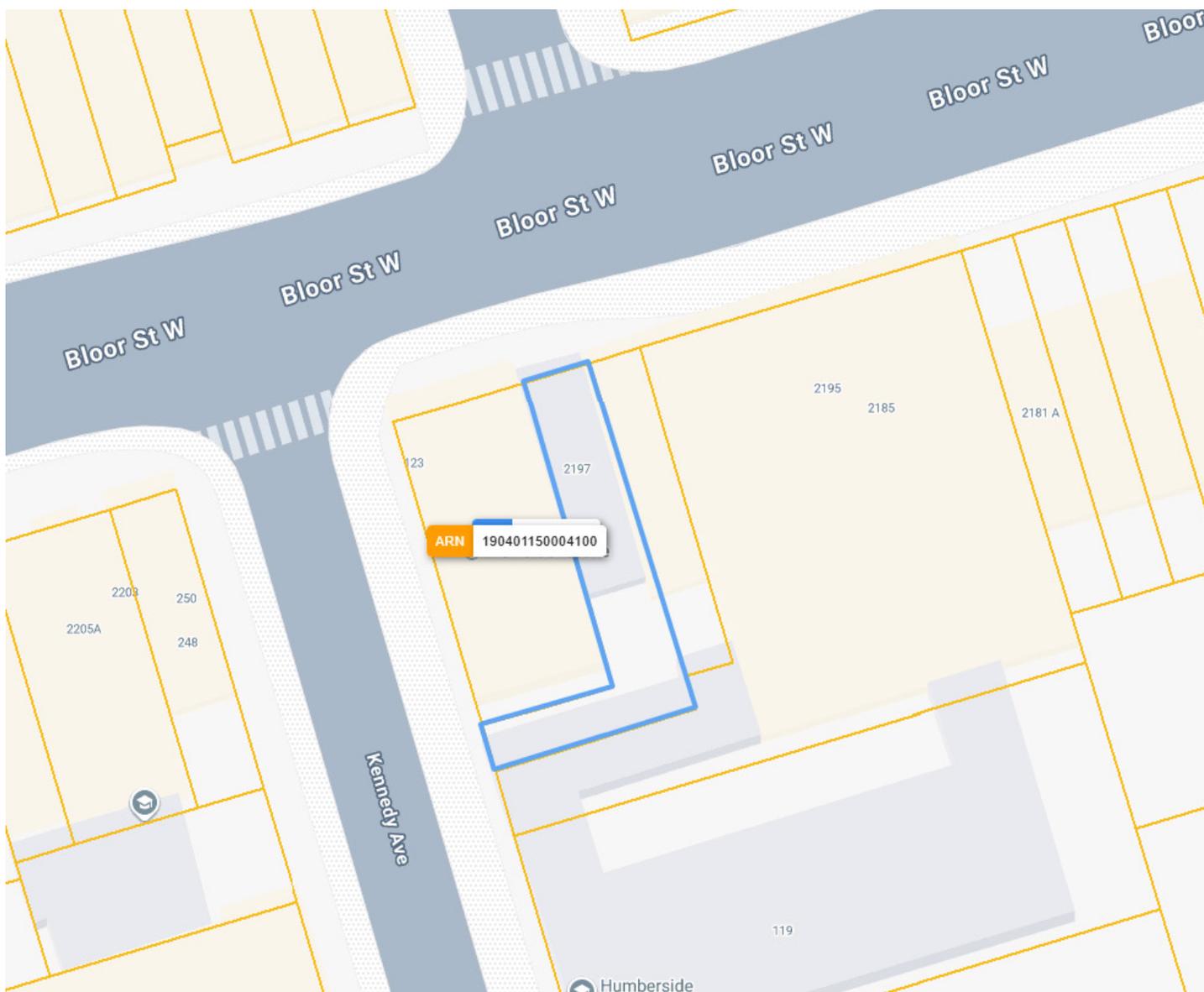
- Licensed Restaurant with Patio
- 4,700 Sq Ft
- \$15,986 Net Rent
- License for 136 plus 5 on patio



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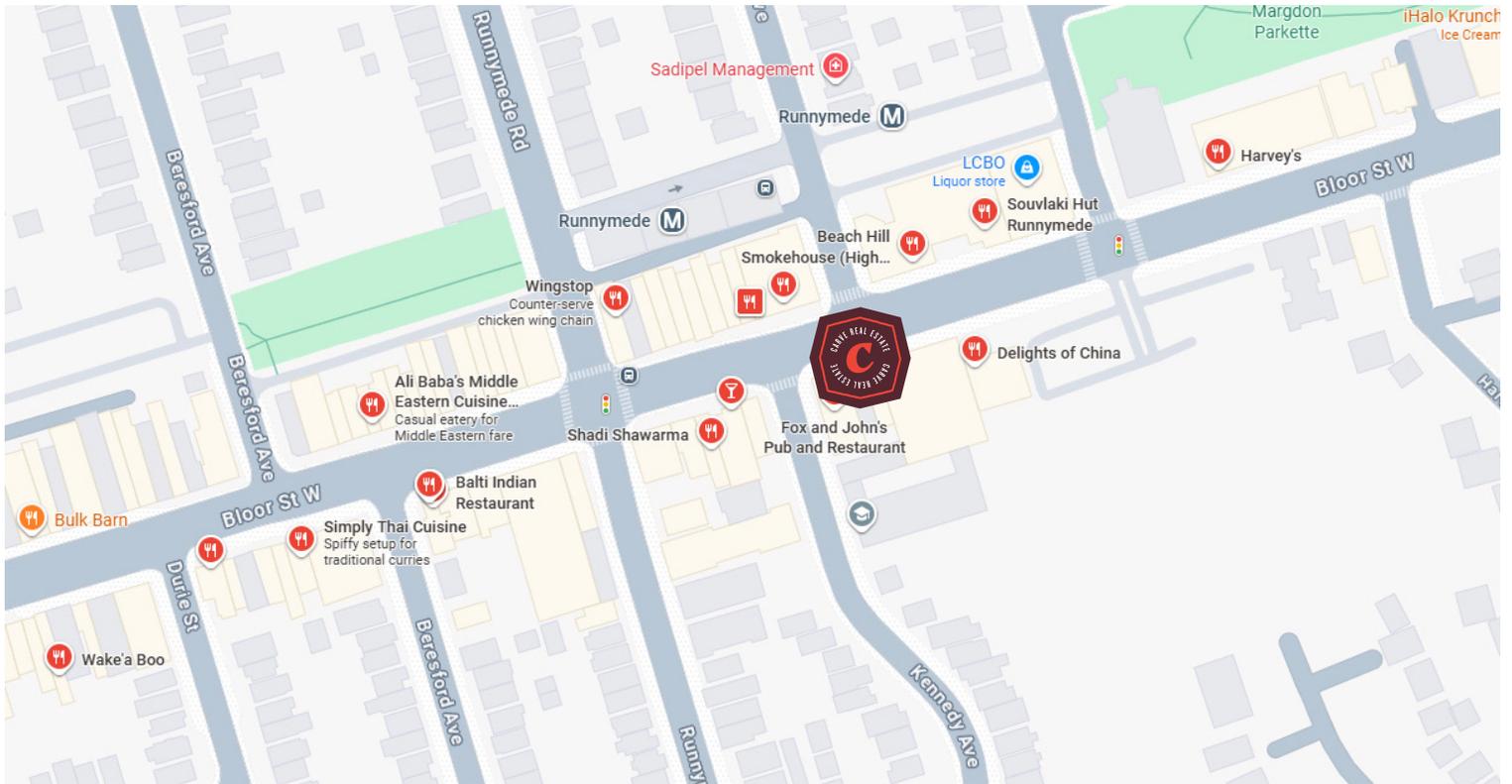
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BUILDING DETAILS

The 3,468 Sq Ft layout features a bar on each floor and is fully equipped for high-volume operations, making it ideal for operators looking to continue a strong restaurant business or introduce a new concept.

The space is open for conversion into any type of restaurant, making it a rare opportunity in one of Toronto's most vibrant neighbourhoods.

Complemented by a lovely and private second floor patio with an additional 828 Sq Ft of free space, creating a relaxed vibe, while the street-front patio is perfect for people-watching and attracting foot traffic.

With its versatile layout and prime location, this restaurant offers the potential for two separate concepts within one building, or a single dynamic operation that takes advantage of both floors, patios, and full liquor service.

LOT SIZE

Frontage:
20.45 ft along Bloor St W

Depth:
Approximately 104.85 ft

Perimeter:
331.36 ft

Dimensions:
19.66 ft x 92.05 ft x 40.04 ft x
13.73 ft x 61.32 ft x 104.85 ft

Size:
2,680.21 ft² (0.062 ac)

Lot Measurement Accuracy:
LOW



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