



**FOR SALE**

**308 DUNDAS ST W, TORONTO**

**\$399,000**

**\$15,986 Net Rent**

**4,700 Sq Ft**

**Licensed Restaurant with Patio**

## DZÔ VIET EATERY

Gorgeous licensed restaurant located at Dundas Street West and McCaul Street in the heart of downtown Toronto, directly across from the world-renowned Art Gallery of Ontario. This impressive hospitality space features a stylish and modern buildout with multiple bars, a full commercial kitchen, and a liquor license for 136 guests plus an additional 5 seats on a small patio overlooking one of the city's most vibrant cultural corridors.

The expansive 4,700 sq. ft. layout is uniquely divided into two separate areas, allowing for flexible operations. The upper level is ideal for private events, parties, additional dining space, or even a late-night concept, with no restrictions on volume or hours of operation. The kitchen is well equipped for high-volume service with a large 15 ft commercial hood, three walk-ins (2 fridges + 1 freezer), and a strong lineup of professional equipment.

Lease rate of \$15,986 Net Rent plus TMI and all utilities. The restaurant currently generates strong sales but can also be converted into a different concept, cuisine, or franchise depending on the buyer's vision. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



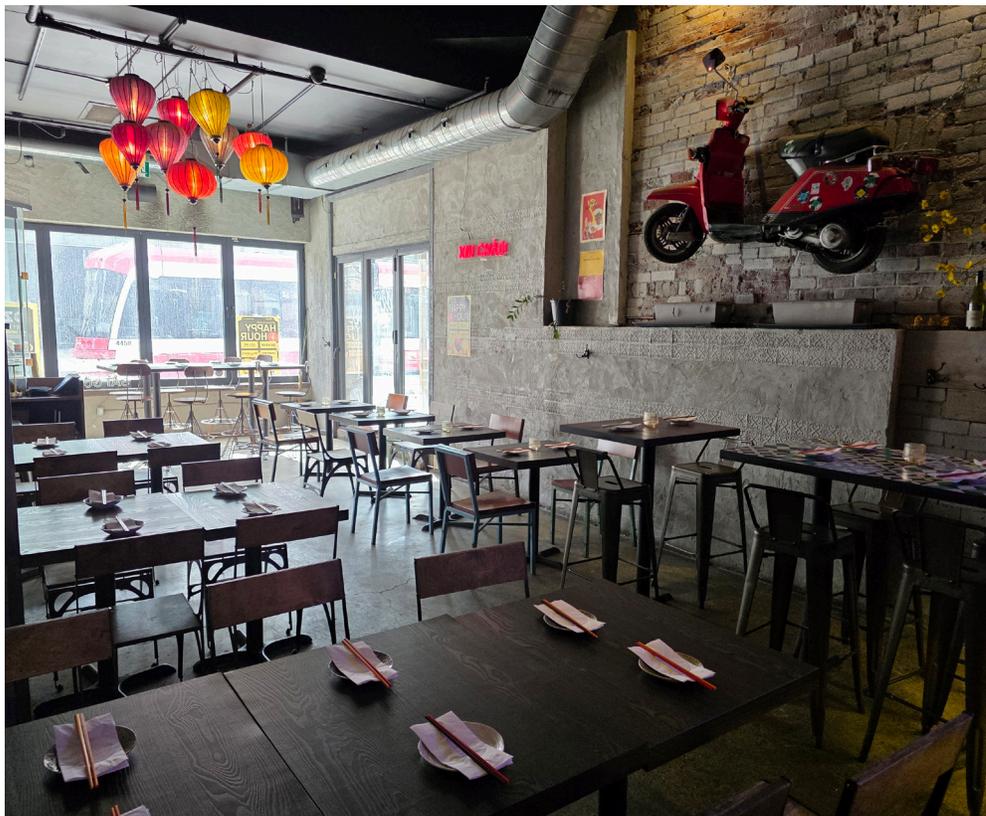
**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carvereaestate.com  
carvereaestate.com

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

# carve REAL ESTATE



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

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

# carve REAL ESTATE



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

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



## OTHER LISTINGS:



### GRANDMA LOVES YOU

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



### LA CARNITA

- Franchise Licensed Restaurant
- 2,200 Sq Ft
- \$9,823 Gross Rent
- Licensed for 80 + 25 Patio



### MAD MEXICAN

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

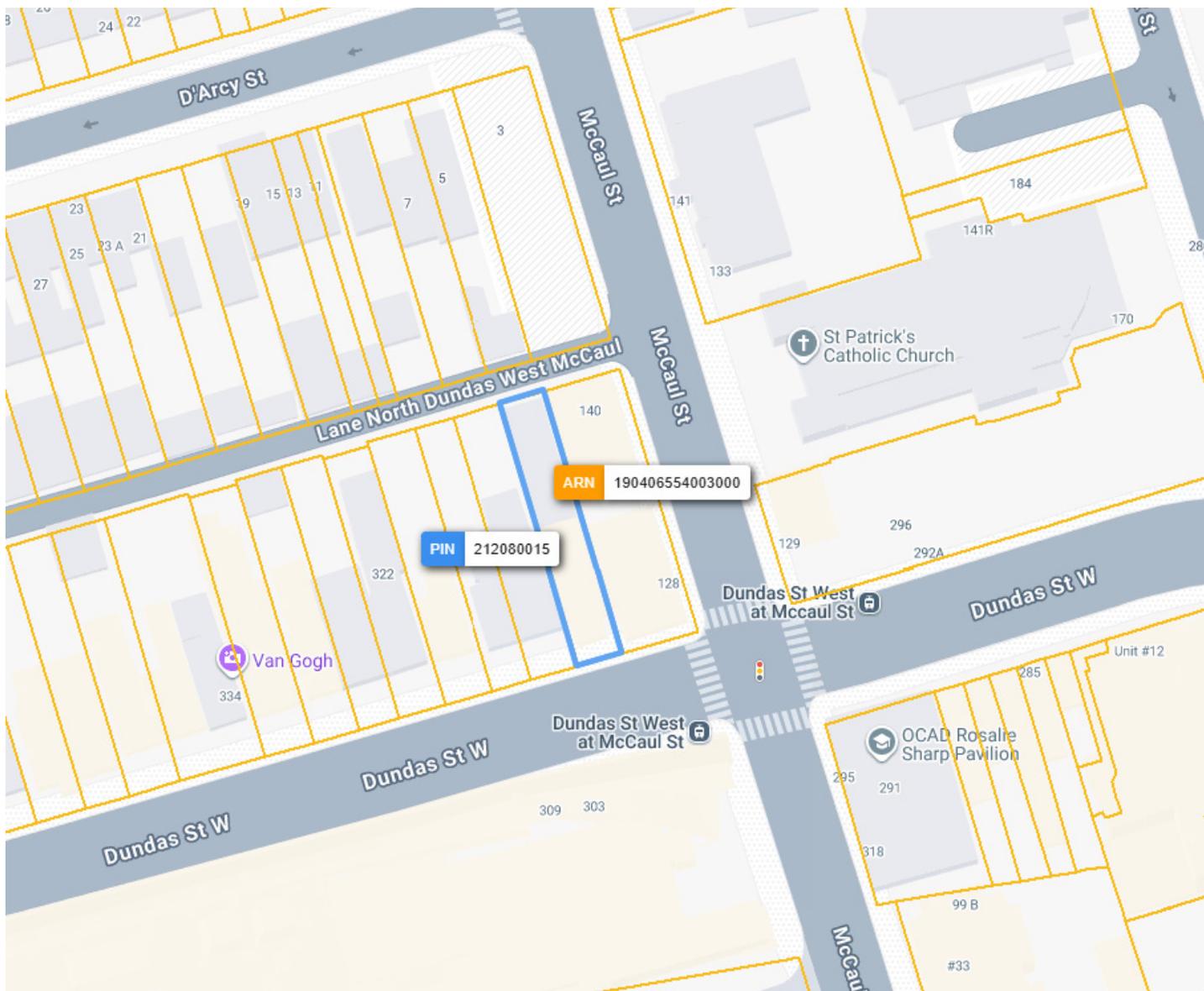


**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

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

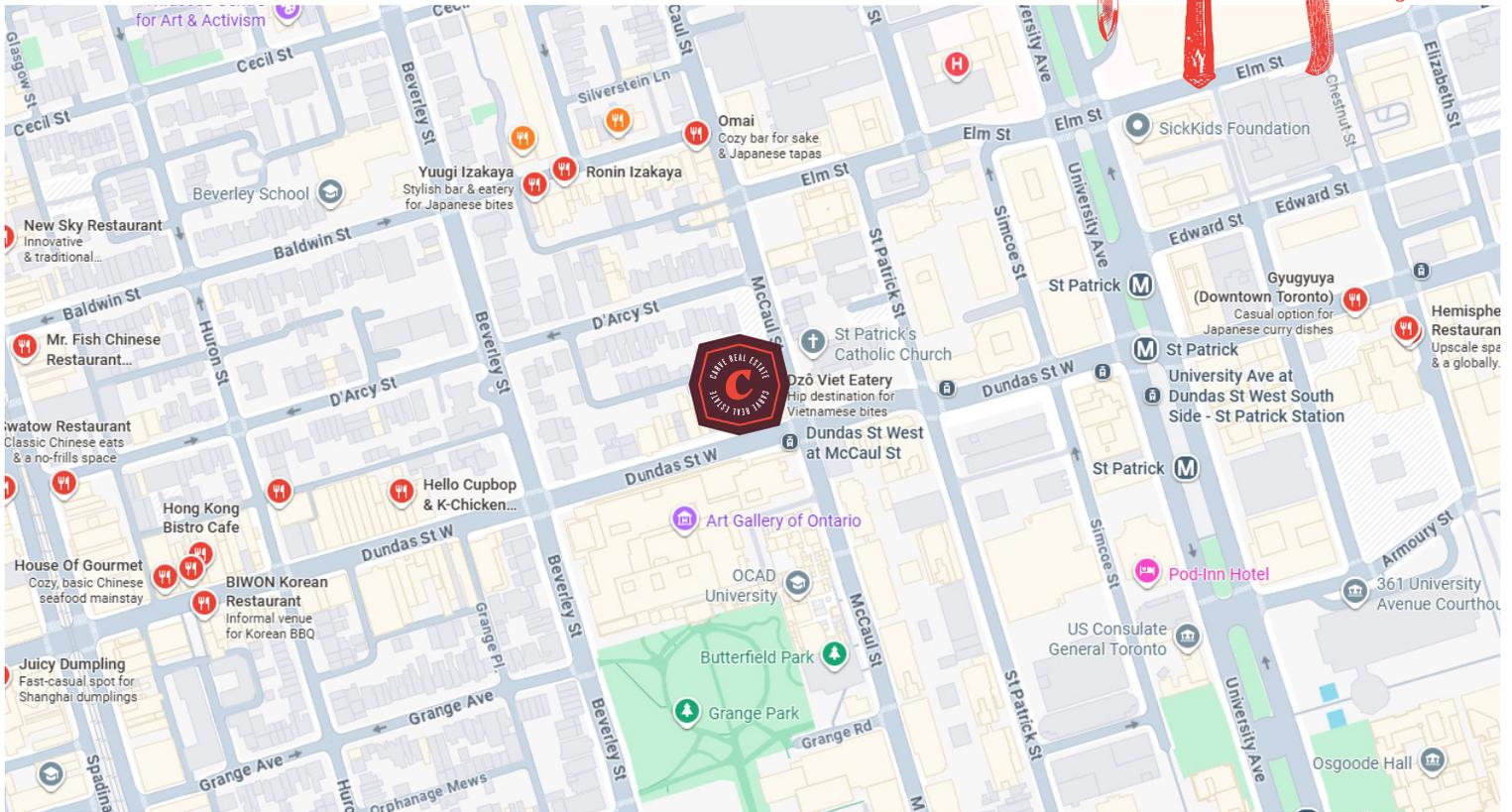
# carve REAL ESTATE



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

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



## BUILDING DETAILS

Situated in a prime cultural corridor of downtown Toronto, this location benefits from exceptional foot traffic and surrounding attractions. Directly across the street is the iconic Art Gallery of Ontario, one of the most visited museums in the country. Just steps to the west is Chinatown, Toronto, a vibrant district known for its restaurants, markets, and constant activity throughout the day and night.

Public transit access is excellent with St. Patrick Station and Osgoode Station both within walking distance on the Toronto Subway Line 1. The area is also close to the University of Toronto campus, Kensington Market, and the Financial District, bringing a steady mix of students, professionals, tourists, and local residents to the neighbourhood.

The unit itself offers excellent flexibility with 200-amp power and a large layout divided into two separate areas. This creates opportunities for private events, additional seating, or even two different concepts operating in the same space. With the ability to operate late night with no restrictions on volume or hours, it is also well suited for a lounge, bar, or nightlife-focused concept.

### LOT SIZE

#### Frontage:

24.83 ft along Dundas St W

#### Depth:

Approximately 133.82 ft

#### Dimensions:

24.87 ft x 146.10 ft x 24.37 ft x 146.09 ft

#### Size:

3,595.14 ft<sup>2</sup> (0.083 ac)

#### Lot Measurement Accuracy:

LOW



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

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