



**FOR SALE**

**4 GREENWOOD AVE, TORONTO**

**\$149,000**

**\$2,800 Gross Rent**

**359 Sq Ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**  
Call me to discuss this listing today.

## QSR FOR REBRANDING

Quick service restaurant (QSR) and Food Truck combo is available! Located in the heart of Leslieville and available for rebranding into a different concept, cuisine, or franchise. Very attractive rent of only \$2,800 Gross Rent including TMI with 3 + 5 years remaining on the lease. The Food Truck is in excellent condition and gets a ton of bookings producing excellent NOI and cashflow. It includes a Cookshack FEC240 smoker and a 36" grill built in to the truck.

Easy to manage 359 Sq Ft space that is run partially hands-off with minimal staff. 6 Ft Commercial hood plus a premium Fast Eddy's Cookshack smoker. Additional chimney outlet available if you'd prefer a pizza oven to the smoker. Ideal for just about any QSR concept.

This location is also available as Dang Smoke BBQ, a profitable established concept available with a premium food truck that can be handed over with training, goodwill, recipes, social media, etc. This popular concept has been around since 2017, initially operating as a food truck, catering, and event brand only. The brand took over this location at Greenwood and Queen in 2023 and has been profitable on top of salary for ownership while operating limited hours only 4 days a week! Huge potential for expansion and increasing hours.



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

# carve REAL ESTATE



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## OTHER LOCATIONS:



### LA CARNITA

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



### DIVE SHOP

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



### MORGAN'S ON THE DANFORTH

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

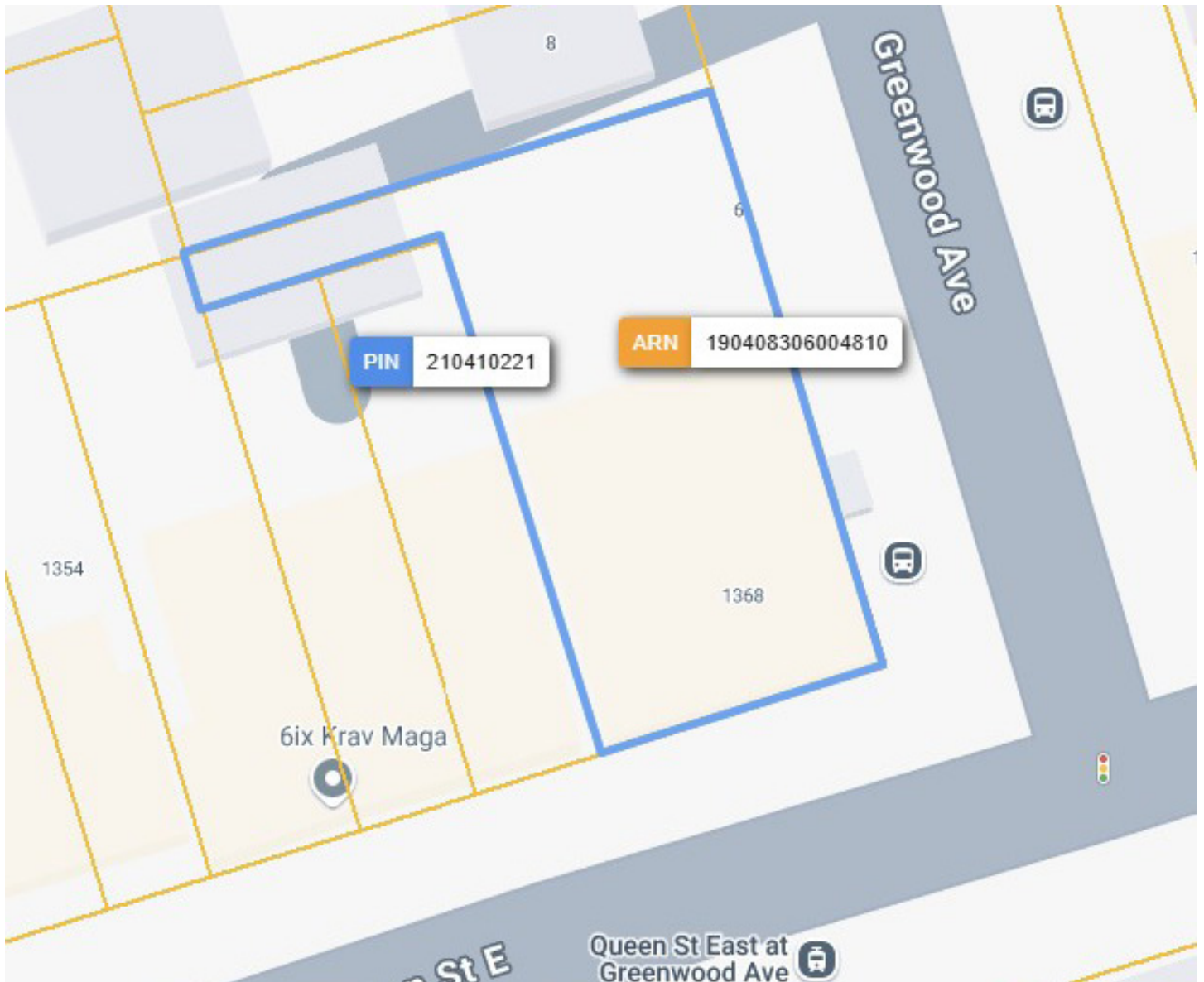


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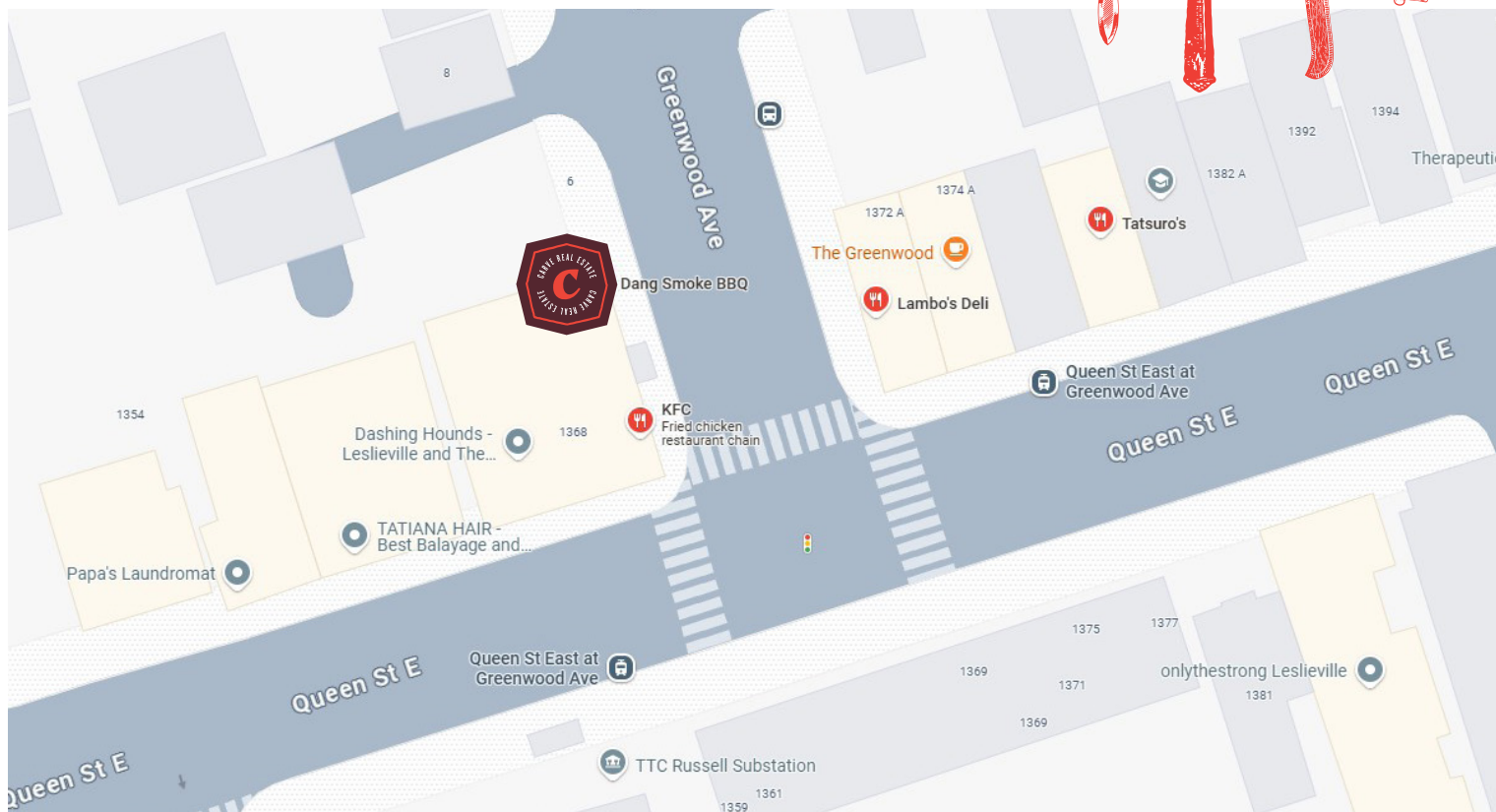
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## BUILDING DETAILS

Positioned just off Queen East and facing onto Greenwood, this centrally located Leslieville QSR offers excellent exposure and accessibility in one of Toronto's most food-forward neighbourhoods.

Surrounded by established restaurants and dense residential pockets, the location offers strong walk-by traffic and a highly desirable delivery radius across the east end. Great signage and frontage help capture attention on a busy connector street.

**Property Details:** The space is equipped with 200-amp power, a solid package of kitchen equipment, and includes two parking spaces that can be converted into a patio. A rare small-format opportunity in a high-demand area, ready for your next brand or concept.

### LOT SIZE

**Frontage:**  
110.58 ft along Greenwood Ave

**Depth:**  
Approximately 54.69 ft

**Dimensions:**  
102.25 ft x 10.96 ft x 46.41 ft x  
99.91 ft x 54.69 ft x 110.58 ft

**Size:**  
6,630.56 ft<sup>2</sup> (0.152 ac)



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