



**FOR SALE**

**700 KIPLING AVE, ETOBICOKE**

**\$849,000**

## TEE UP SOCIAL

Tee Up Social is one of Toronto's premier indoor golf simulator lounges, offering a top-tier experience for golf enthusiasts year-round. With seven fully equipped simulator bays and an eighth ready to launch, the business combines cutting-edge technology with comfort and style. As a licensed venue complete with a bar and kitchen, Tee Up Social is the ideal destination for parties, events, and corporate gatherings.

The operation adapts seasonally, running as a full-service venue during the winter and transitioning to an automated model in the summer months. This smart, seasonal structure allows for a hands-off approach during the warmer season, significantly reducing operating costs by eliminating the need for staff while still generating revenue. The business boasts excellent net operating income and a loyal customer base that values the high-end experience.

Located in a high-traffic area with plenty of parking and a highly favorable lease at just \$18,000 gross (including TMI, hydro, gas, and water), this is a rare turnkey opportunity. With 2 + 5 + 5 years remaining on the lease and premium equipment already in place, Tee Up Social is perfectly positioned for an owner-operator or investor looking for a profitable, low-maintenance venture in the sports and entertainment space.

**\$18,000 Gross Rent**

**8,406 Sq Ft**

**Licensed Golf Simulator**

**READY FOR SECONDS?**

Call me to discuss this listing today.

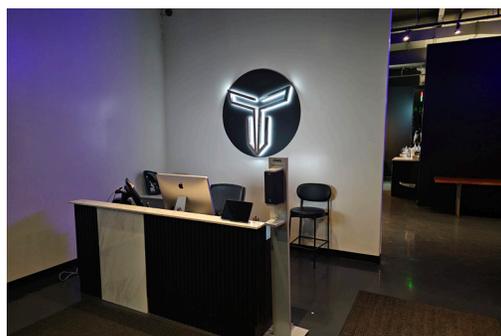
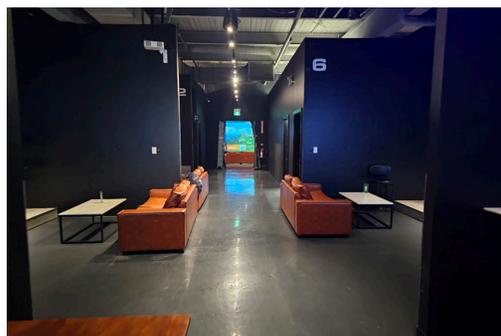


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## OTHER LOCATIONS:



### THE SOFA BED STORE

- 15 years of operational excellence
- 1,104 Sq Ft
- \$5,929 Gross Rent
- Furniture store



### GREAT ESCAPE HOT TUBS

- Very consistent sales and cash flow
- 10,000 Sq Ft
- \$7,079 Gross Rent
- Hot Tub Store



### THE MARKET & SMØR

- Popular, successful market & grocery store
- 2,500 Sq Ft
- \$2,900 Gross Rent
- Licensed for 15

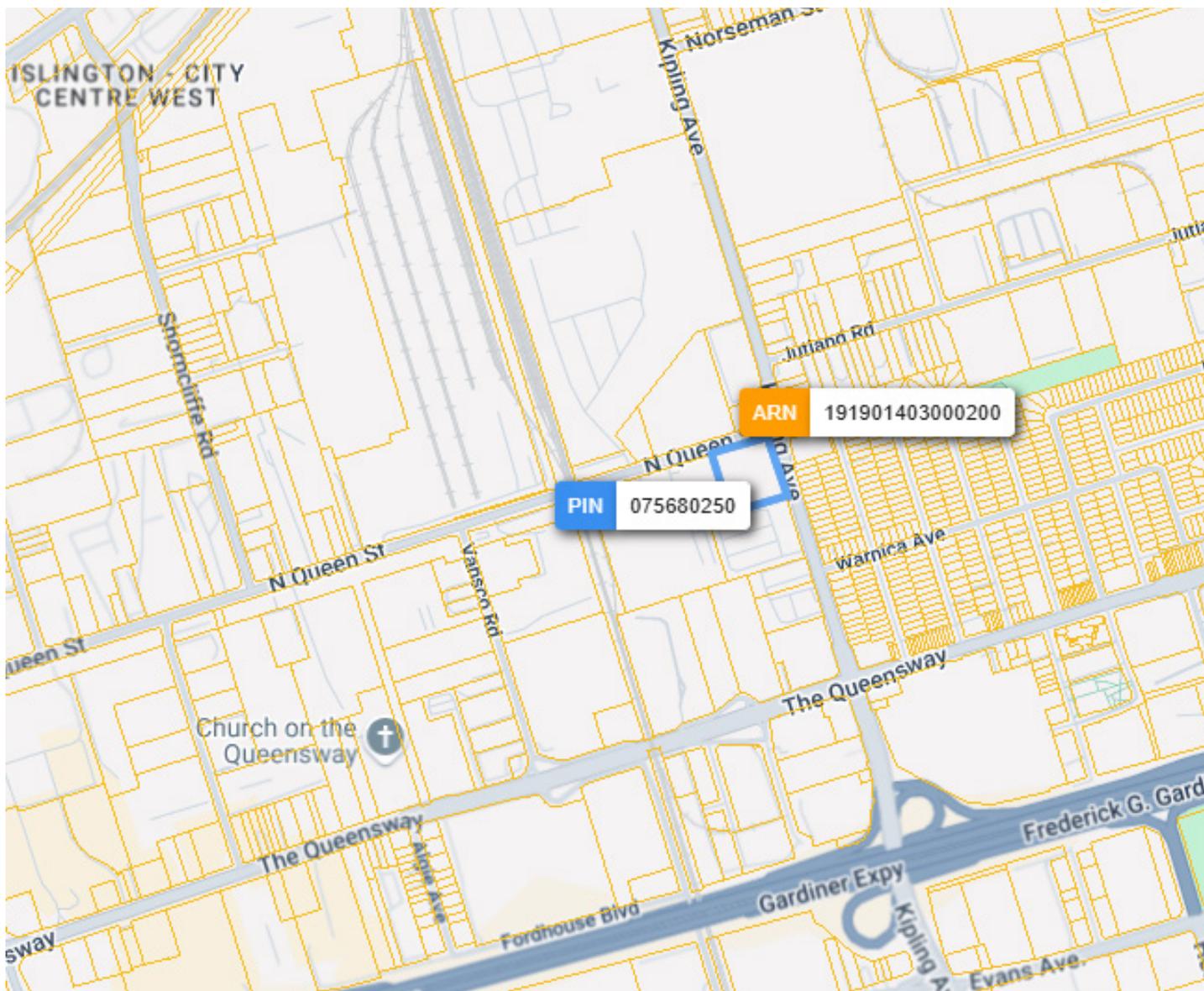


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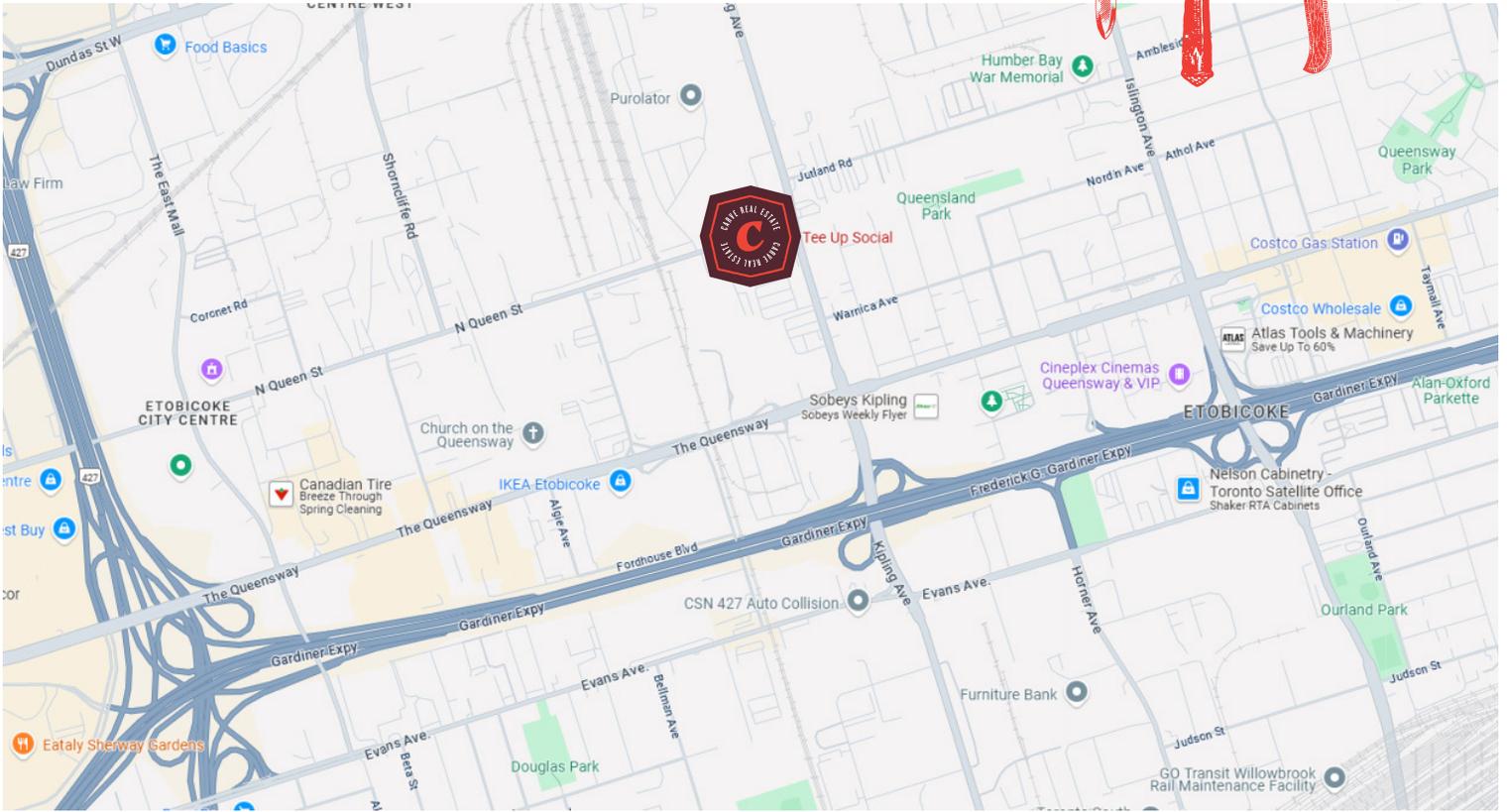
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## BUILDING DETAILS

Ideally located just off the Gardiner Expressway in Etobicoke, Tee Up Social offers a fully built-out, premium golf simulator experience with easy access and excellent visibility. The space features seven operating bays equipped with top-of-the-line technology and Golfzon software—renowned for its accuracy and immersive play. With a welcoming, vibrant atmosphere, it's a popular destination for work functions, parties, and social gatherings.

**Property Details:** Designed for both convenience and efficiency, the business goes fully automated during the summer months, requiring no staff while still generating consistent revenue. Members also enjoy added perks like on-site club storage, enhancing customer loyalty and return visits. This setup allows for strong seasonal cashflow with minimal operational demands.

The facility is housed in a durable concrete pad and steel roof structure, supported by 400-amp, 3-phase power—ideal for high-performance equipment. Dedicated parking is available on-site, with additional spillover capacity to accommodate larger groups. Tee Up Social presents an excellent opportunity for a buyer seeking a turn-key, high-margin business in one of Toronto's most accessible and desirable commercial zones.

### LOT SIZE

**Frontage:**

352.825 ft along Kipling Ave

**Depth:**

Approximately 363.00 ft

**Dimensions:**

7.33 ft x 338.14 ft x 380.38 ft x 363.50 ft x 349.11 ft

**Size:**

138,326.88 ft<sup>2</sup> (3.176 ac)



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