



**FOR SALE**

**100 KING ST W - FIRST CANADIAN PLACE - PATH**

**\$149,000**

**413 Sq Ft**

**QSR Bagel Bakery Franchise**

**Food Court Seating 100+**

**5 Day Operation-Mon-Fri.**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## GREAT CANADIAN BAGEL

Premium food court location available in Toronto's First Canadian Place in the heart of the Financial District, connected directly to the PATH—Canada's busiest underground pedestrian network. This is a rare opportunity to take over a high-visibility quick service restaurant space within one of the most densely trafficked office nodes in the country, surrounded by major banks, corporate towers, and year-round foot traffic from commuters and office workers.

The Great Canadian Bagel franchise is seeking a new owner-operator for this established location. The 413 Sq Ft space offers a clean, efficient layout that is easy to manage and staff, ideal for a hands-on operator or first-time franchisee. Situated within a busy food court environment with seating for 100, the business benefits from consistent daily demand and strong lunchtime traffic. Full training and support will be provided pending franchisor approval, with royalty rates of 6% + 1.5%.

Gross Rent including TMI and CAM is \$6,308 with 8 years remaining on the lease, providing long-term stability in a premier downtown location. This is an excellent opportunity to step into a recognized brand within a proven, high-traffic setting in Toronto's core. Please do not go direct or speak to staff or ownership.



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## OTHER LOCATIONS:



### AMAYA EXPRESS

- Quick Service Restaurant QSR
- 450 Sq Ft
- \$199,000
- Food Court Seating for 100+



### A&W

- Burger QSR Franchise
- 1,200 Sq Ft
- \$699,000
- Seating for 24 + 12 Patio



### PAKISTANI QSR

- Quick Service Restaurant QSR
- 1,450 Sq Ft
- \$299,000
- Seating for 30

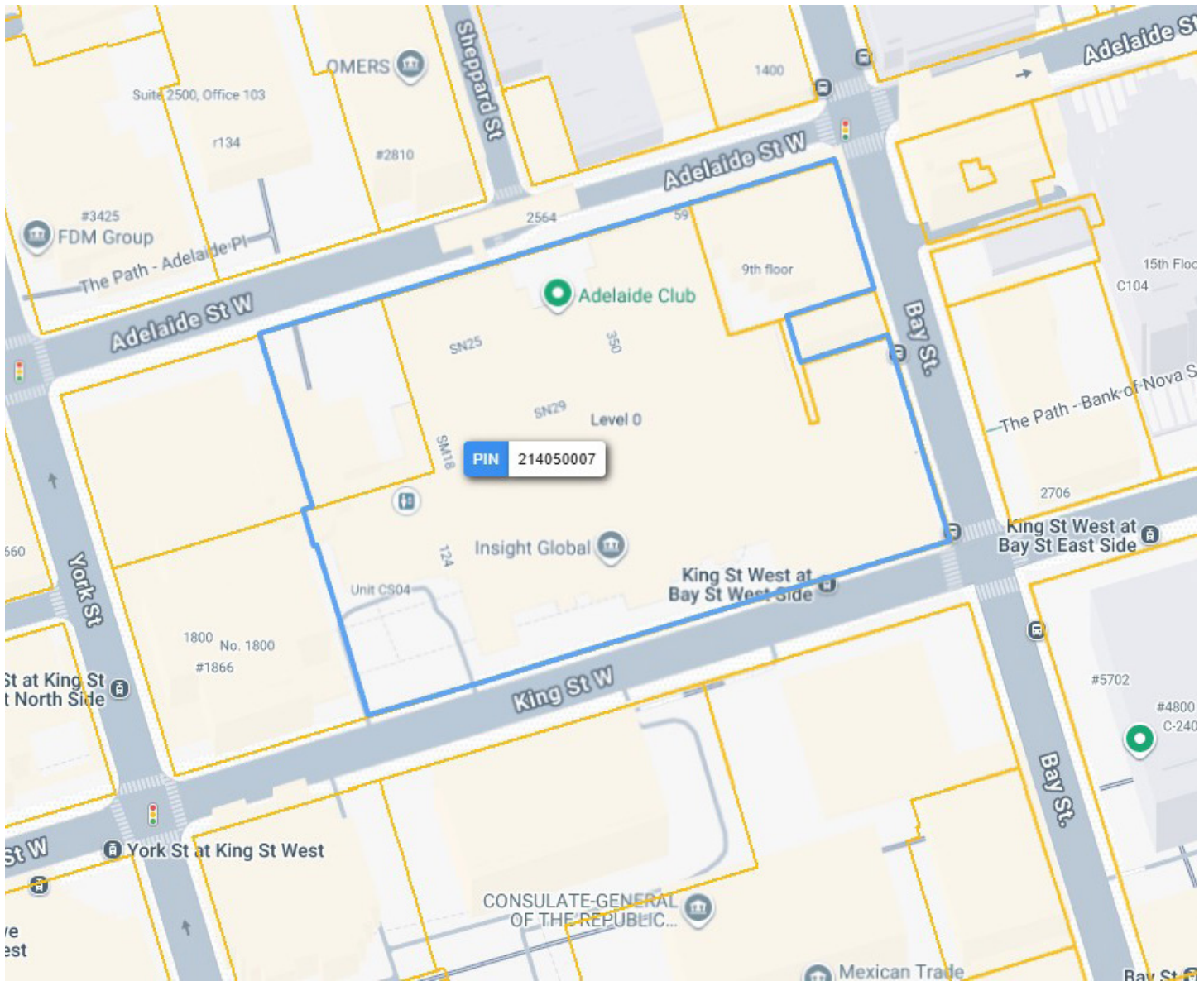


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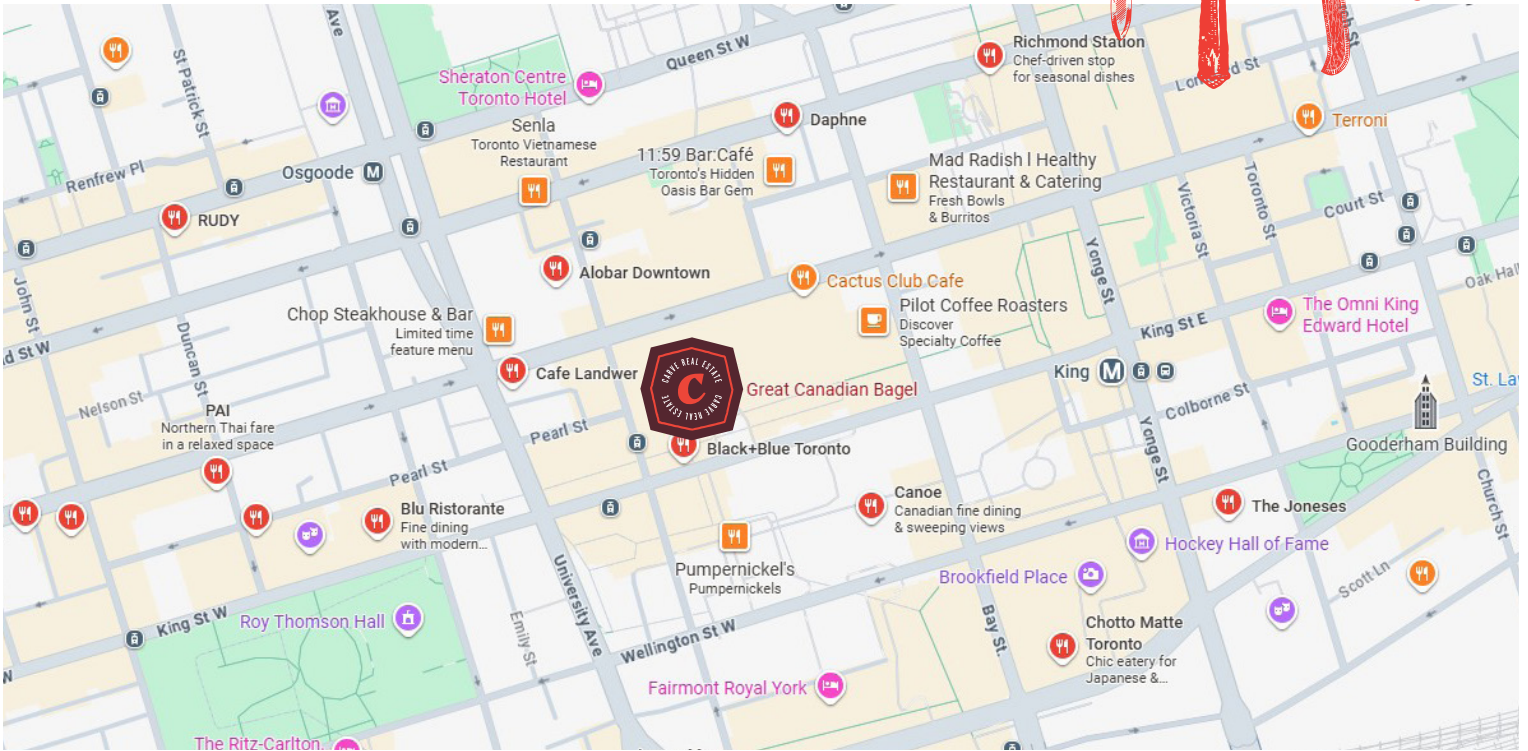
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## BUILDING DETAILS

Situated in First Canadian Place, this location benefits from one of the most prestigious business addresses in the country, anchored by major financial institutions, corporate headquarters, and AAA office tenants. The building is a cornerstone of Toronto's Financial District, drawing thousands of professionals daily and offering unmatched exposure within a dense and affluent daytime population.

Direct connectivity to the PATH (Toronto) system provides year-round foot traffic regardless of weather, linking this location to Union Station, subway lines, and dozens of surrounding office towers, hotels, and retail hubs. This ensures a constant flow of commuters, tourists, and office workers, making it one of the most reliable and consistent commercial environments for food service operations in the city.

The food court setting offers a clean, professionally managed environment with shared seating for approximately 100 and a strong mix of complementary food and beverage tenants that drive repeat visits and daily volume. High ceilings, modern common areas, and excellent maintenance standards reflect the premium nature of the property, while prominent interior exposure and signage opportunities help maximize visibility within this busy commercial hub.

### LOT SIZE

**Frontage:**  
Approximately 16 ft

**Depth:**  
Approximately 27 ft

**Dimensions:**  
625.91 ft x 188.51 ft x 10.00 ft x 40.03 ft x  
3.38 ft x 184.91 ft x 633.54 ft x 222.96 ft  
x 95.10 ft x 50.07 ft x 95.14 ft x 141.04 ft

**Perimeter:**  
2,290.03 ft

**Size:**  
256,040.89 ft<sup>2</sup> (5.878 ac)

**Lot Measurement Accuracy:**  
LOW



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