



**FOR SALE**

**731 QUEEN ST E, TORONTO**

**\$690,000**

**\$4,602 Gross Rent**

**1,000 Sq Ft**

**Greek QSR**

## REAL GREEK GYROS

Very profitable Greek quick service restaurant (QSR) located beside the Opera House on Queen Street East in the heart of Riverside. Real Greek Gyros is the neighbourhood's only Greek restaurant and it boasts excellent sales far above average for a restaurant of this type.

Impressive net operating income on top of salaries for ownership. Limited seating for 16 inside and 16 on the Patio that is installed annually. Big 14-ft commercial hood with great equipment and easy to operate and staff.

2 walk-ins (1 + 1) prep area with an office and 2 parking spaces at the back of the unit. Attractive lease of \$4,602 Gross Rent with 8 + 5 + 5 years remaining. Please do not go direct or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.

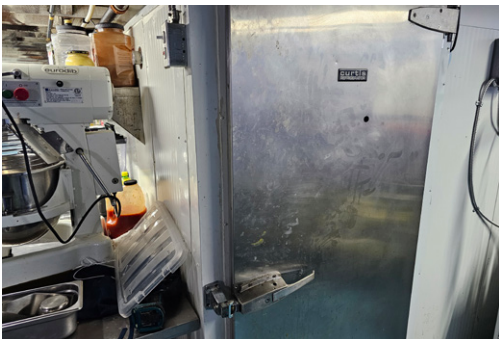
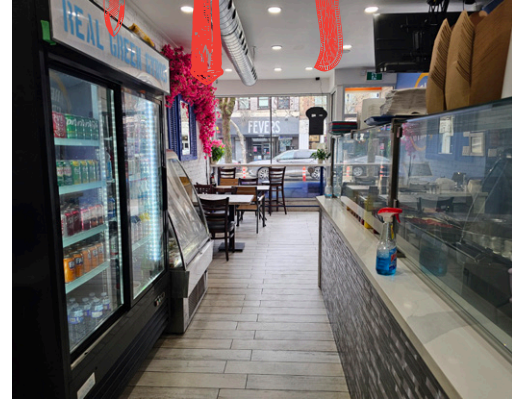


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## OTHER LOCATIONS:



### BEACHES BREWPUB

- Licensed Restaurant & Brewery
- 2,808 Sq Ft
- \$11,527 Gross Rent
- Licensed for 118



### BAR JOKBAL NIGHT MARKET

- Korean Restaurant
- 2,500 Sq Ft
- \$13,275 Gross Rent
- Seating for 70



### SAIGON LOTUS

- Licensed Restaurant
- 1,300 Sq Ft
- \$15,000 Gross Rent
- Licensed for 30

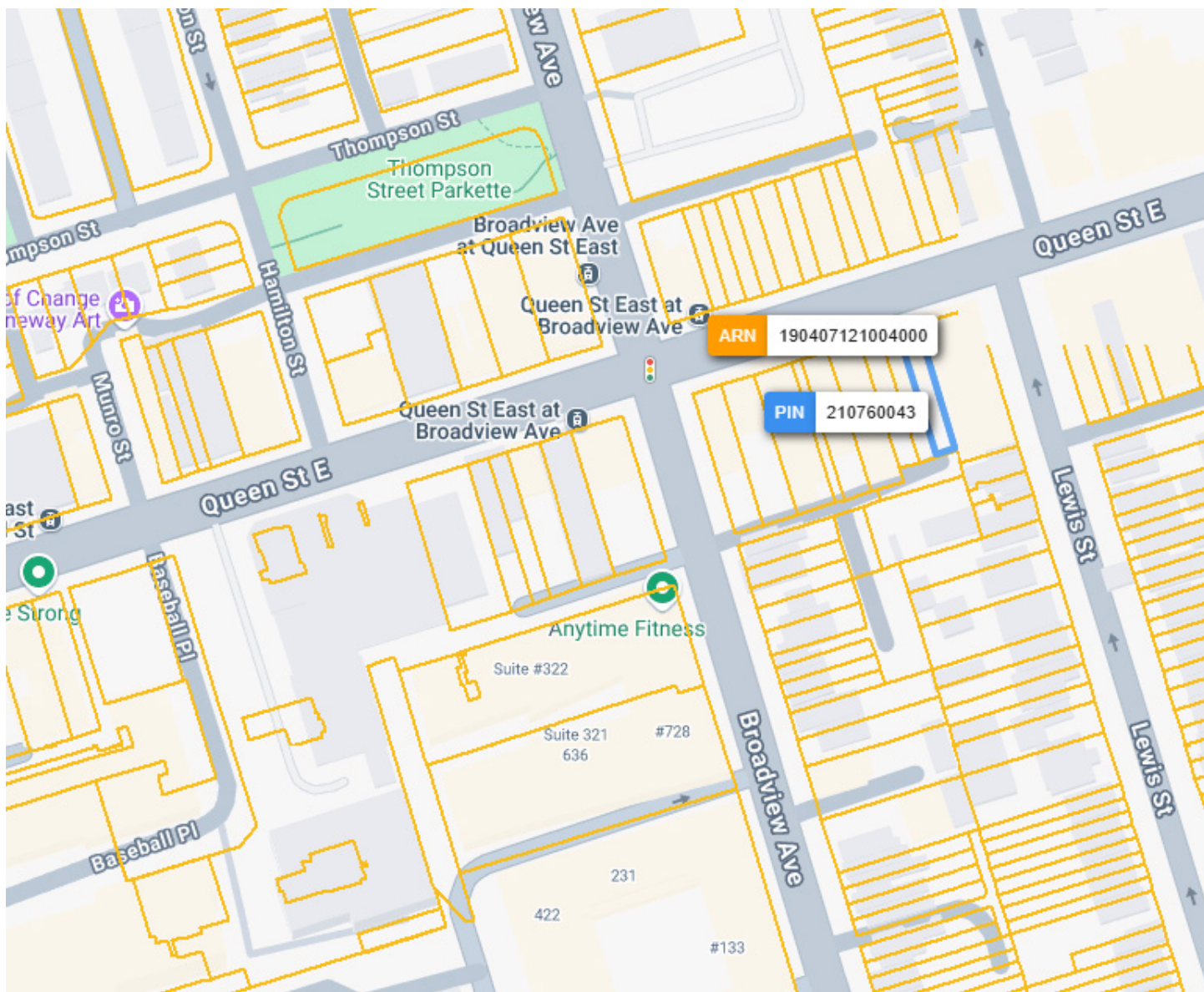


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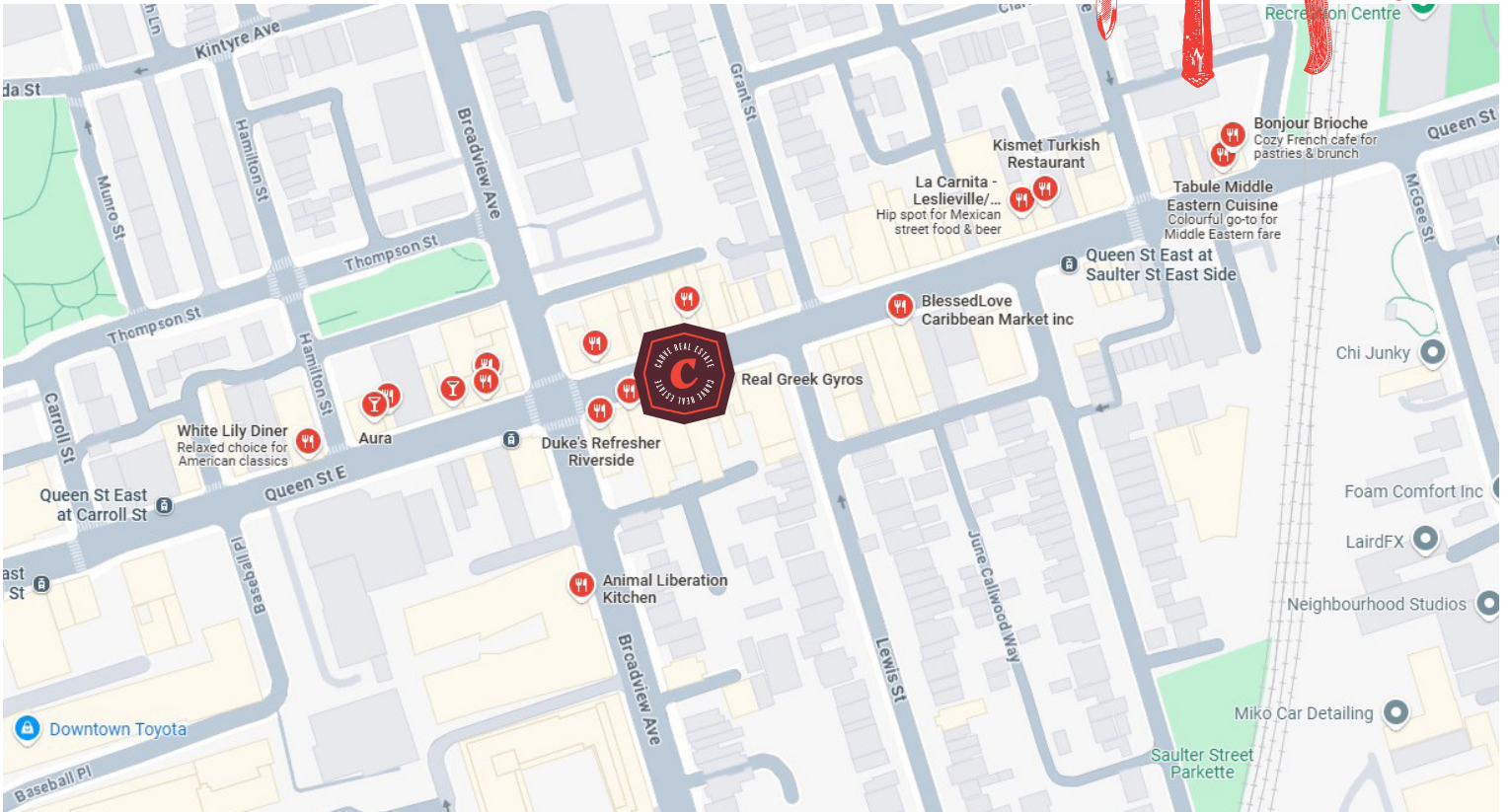
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## BUILDING DETAILS

Riverside is rapidly emerging as a district of independent design, furniture, and food retailers, as well as restaurants. Also known as the “Queen Broadview Village” it is a neighbourhood located within the larger neighbourhood of South Riverdale that has become a very popular destination in its own right.

**Neighbourhood Details:** The area has a large young population, evident in the cluster of schools just east of Broadview Avenue. Dundas Junior Public School is the resident school for children in kindergarten through to fifth grade, after which they are transferred to Queen Alexandra Sr. Public School which sees students through to eighth grade. It is also home to the First Nations School of Toronto, a cultural survival school that places heavy emphasis on aboriginal values and culture, and SEED Alternative Secondary School, Canada’s first public alternative school.

**Property Details:** This is a premium QSR located directly next to the Opera House with a modern and updated commercial hood, equipment, and more. Excellent opportunity to get a AAA buildout in a very popular area.

### LOT SIZE

**Frontage:**  
18.58 ft along Queen St E

**Depth:**  
Approximately 120.00 ft

**Dimensions:**  
18.94 ft x 119.70 ft x 17.83 ft x 119.75 ft

**Size:**  
2,195.84 ft<sup>2</sup>(0.050 ac)



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