



FOR SALE

55 UNDERHILL DR, TORONTO

\$399,000

\$5,840 Gross Rent

1,850 Sq Ft

Licensed Restaurant

HIGH STREET FISH & CHIPS

High Street Fish & Chips is a longstanding and popular restaurant and one of the remaining classic chippys in Toronto, serving the community since 2005. Well known for its traditional menu and loyal customer base, this established business offers strong sales and profitability on top of an owner's salary. A rare opportunity to acquire a recognized neighbourhood staple with a proven track record.

The restaurant occupies 1,850 Sq Ft with a classic and efficient layout that works perfectly for pick-up, delivery, and dine-in service. The inviting dining room is licensed for 54 guests, allowing for additional alcohol sales and a comfortable sit-down experience. The space features a large production kitchen with two commercial hood systems totalling 16 Ft, plus a dedicated prep area to support high-volume operations.

Located in a great plaza just off the Don Valley Parkway and Lawrence Avenue, the restaurant benefits from strong accessibility and consistent local traffic. Lease rate of \$5,950 Gross Rent including TMI with term remaining. Training will be provided for a smooth transition. 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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This document is not meant to solicit existing listings. (12.2002)

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OTHER LOCATIONS:



OLD AVENUE RESTAURANT

- Licensed Restaurant
- 1,700 Sq Ft
- \$7,230 Gross Rent
- Licensed for 28 + 12



MEAT POINT

- Turkish Middle Eastern Restaurant
- 2,000 Sq Ft
- \$10,400 Gross Rent
- Seating for 70 + 16



SHAWARBITE

- Quick Service Restaurant QSR
- 804 Sq Ft
- \$5,500 Gross Rent
- Food Court Seating for 80

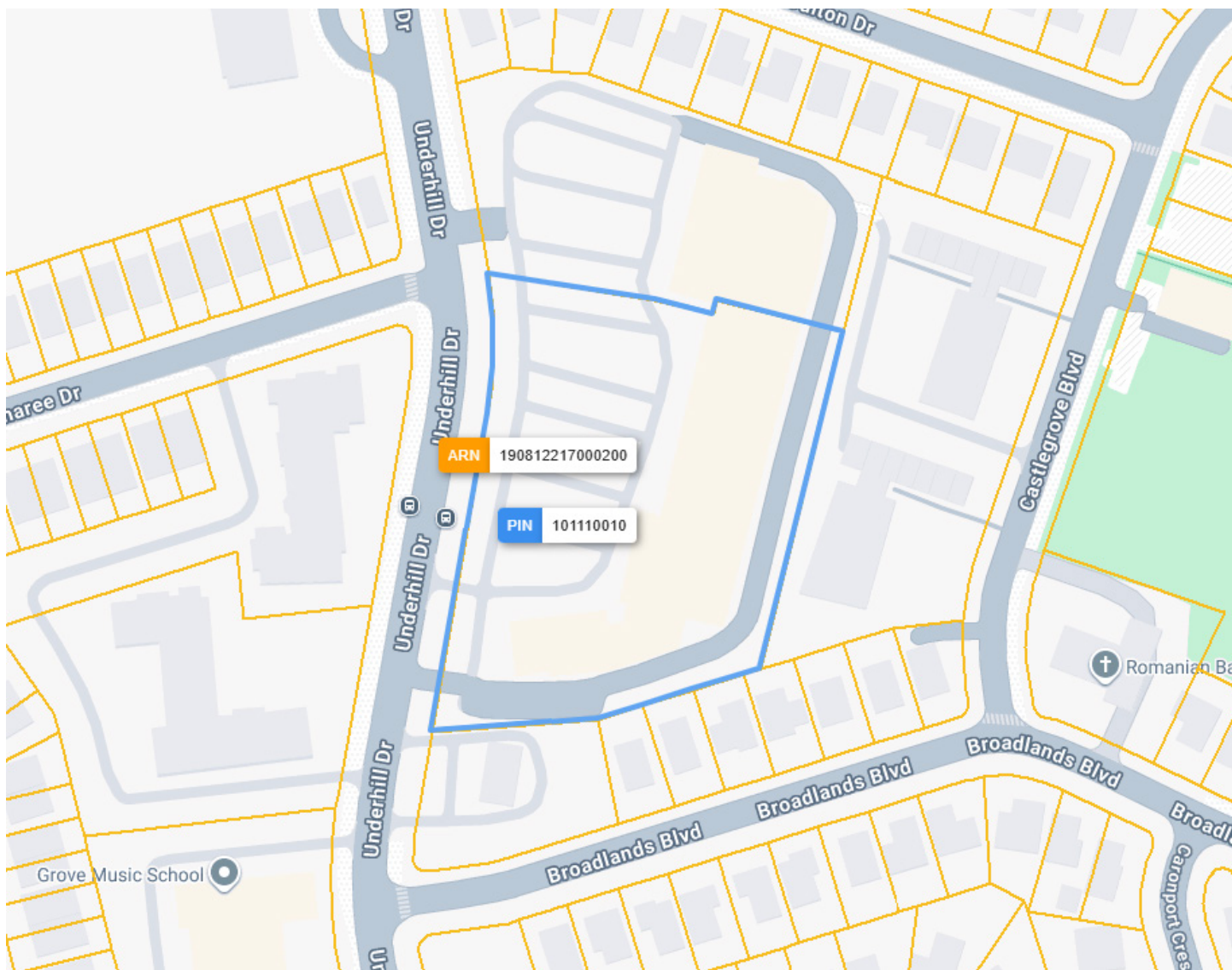


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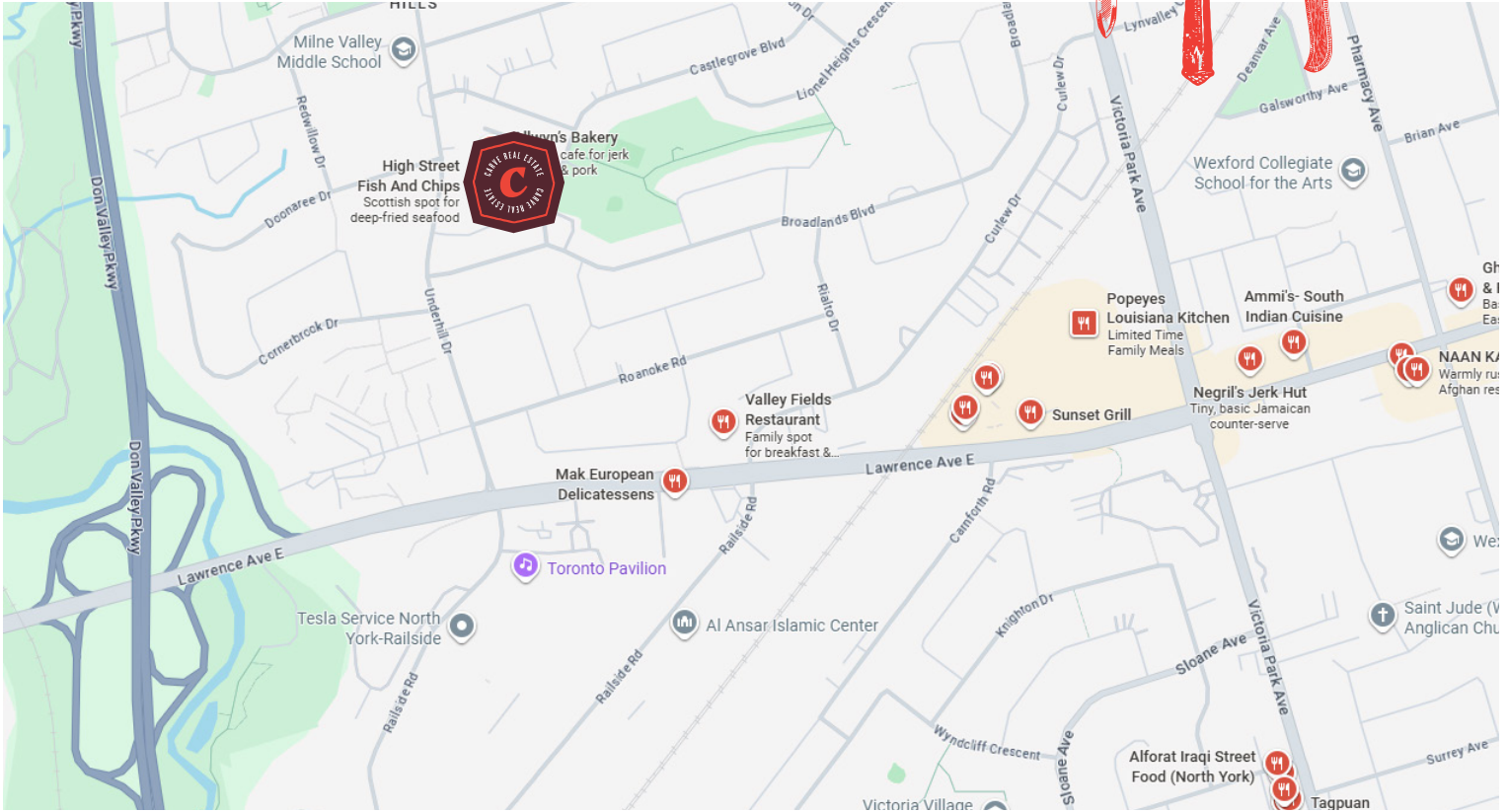
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BUILDING DETAILS

Excellent plaza location with outstanding visibility and access, positioned beside a busy Shoppers Drug Mart that draws consistent daily traffic. The site features ample customer parking with over 100 spaces, making it convenient for both dine-in guests and takeout orders. This stretch just off the Don Valley Parkway is a busy east-end corridor with strong residential density, steady commuter flow, and a reliable local customer base.

Fish and chips restaurants continue to hold a special place in Toronto's dining culture, particularly neighbourhood "chippy" style establishments that focus on quality seafood, quick service, and comfort food classics. Longstanding operators in this category often benefit from loyal repeat customers, family dining, and strong takeout and delivery demand, making it a durable and dependable restaurant concept.

The premises include 200-amp electrical service to support the kitchen and restaurant equipment requirements. The size and layout allow for smooth day-to-day operations while also offering flexibility for an experienced operator looking to continue the concept or introduce new menu ideas while maintaining the restaurant's established presence in the area.

LOT SIZE

Frontage:

338.26 ft along Underhill Dr

Depth:

Approximately 364.18 ft

Perimeter:

1,594.49 ft

Dimensions:

137.37 ft x 15.02 ft x 240.95 ft x
147.32 ft x 338.26 ft x 175.28 ft x
179.34 ft x 364.18 ft

Size:

149,402.93 ft² (3.430 ac)

Lot Measurement Accuracy:

LOW



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