



**FOR SALE**

**14 DUPONT ST, TORONTO**

**\$124,000**

## LICENSED RESTAURANT

Beautiful licensed restaurant at Dupont and Avenue Road in Toronto available! This multilevel restaurant is available at a very attractive rate and is open to different concepts, cuisines, and franchises. Brand new lease to be provided at \$60 per sq ft with a 5 + 5 year term.

2,355 sq ft layout with a super cool bar, 3 levels with customer seating, a full commercial kitchen with a 10 ft hood, lots of equipment, and 1 walk-in fridge. There is additional prep area in the basement.

Brand new lease to begin upon takeover. There is a large liquor license of 64 inside and 120 on the three patios. 1st patio is on the second floor overlooking Dupont, the 2nd patio is at the back with its own bar, and the 3rd at the front.

**\$60 Net Rent**

**2,355 Sq Ft**

**Licensed Restaurant with Patios**

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054 | ryan@carverestate.com  
carverestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).

# carve REAL ESTATE



**RYAN EARL, Broker and Founder**  
416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://carverestate.com)

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## OTHER LOCATIONS:



### LICENSED RESTAURANT

- Fully licensed restaurant & bar on Bloor W
- 1,320 Sq Ft
- \$7,500 Gross Rent
- Licensed for 36



### ARMONIA PASTA BAR

- Gorgeous restaurant in Parkdale
- 1,400 Sq Ft
- \$5,664 gross rent
- Licensed for 30



### GATHERINGS RESTO BAR

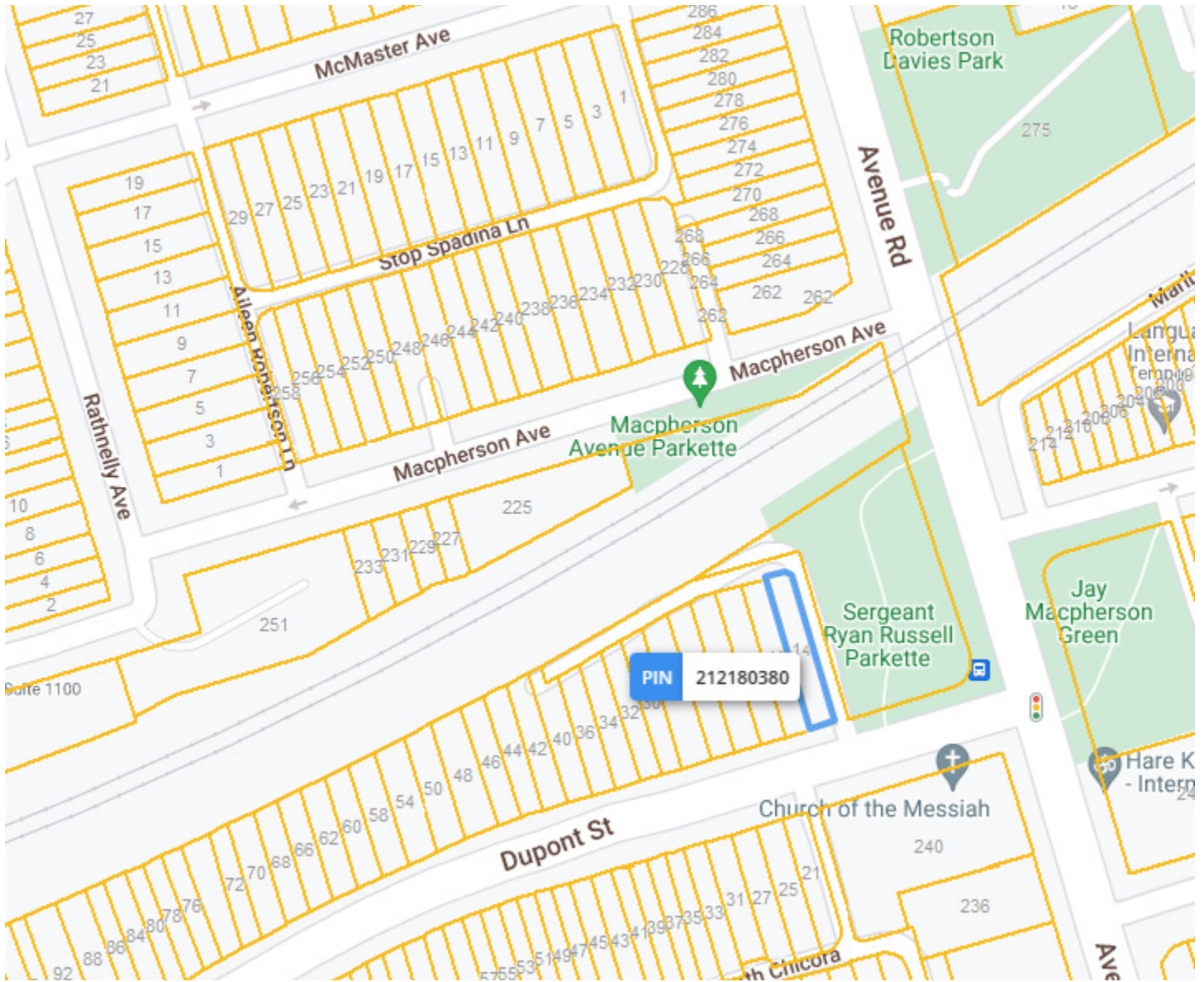
- Located at Yonge and St. Clair
- 6,900 Sq Ft
- \$21,504 Gross Rent
- Licensed for 320 + 20



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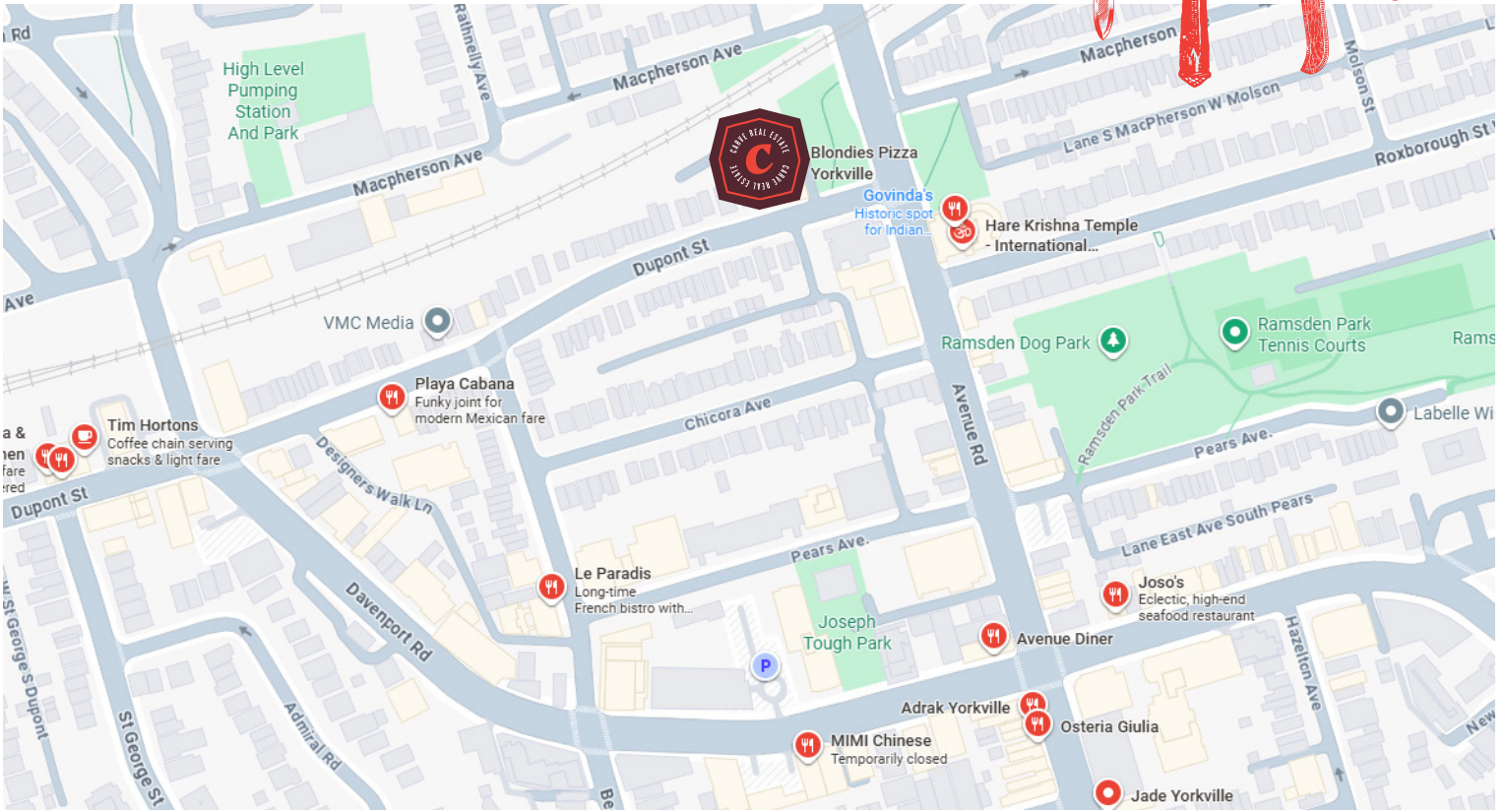
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## BUILDING DETAILS

This is a very unique location at the corner of Dupont and Avenue Road in Toronto's Annex neighbourhood. The building is an old home that was converted to commercial restaurant use years ago and it has a ton of character. Multiple levels offer great opportunities for parties and events.

The back patio has a smoker, brick pizza oven, bar, and awnings for summertime. The second patio is upstairs and overlooks Dupont.

**Property Details:** This restaurant is the only tenant and occupies the entire building. There is 200-amp service and the layout is ideal for many different concepts and uses. Liquor license is fully transferable.

### LOT SIZE

**Frontage:**  
22.66 ft along Dupont St

**Depth:**  
Approximately 135.00 ft

**Dimensions:**  
16.83 ft x 135.23 ft x 21.60 ft x  
129.73 ft x 7.16 ft

**Size:**  
2,917.02 ft<sup>2</sup> (0.067 ac)



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