



FOR SALE

744 GERRARD ST E, TORONTO

\$399,000

\$5,809 Gross Rent

1,500 Sq Ft

Licensed Restaurant

BATIFOLE

You can't put a price on goodwill, but there is certainly a great deal of value in a place that's been a perennial favourite since it opened 20 years ago. This picture-perfect French Bistro in the East End features a hidden gem of a back patio and another petite patio out front.

This south facing bistro has a long history of excellent food and excellent sales with profits on top of salary for the chef owner. This proven money maker is available as is with training, however it could also be rebranded into another concept, cuisine, or franchise.

Great lease rate of \$5,809 Gross Rent including TMI with 4 + 5 for a 1,500 sq ft main floor space. There is a liquor license for 40 inside plus 8 in the front patio with a side patio license pending. 9-ft hood with a full chef's kitchen.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



MORGANS ON THE DANFORTH

- Licensed Restaurant with Patio
- 1,200 Sq Ft
- \$7,256 Gross Rent
- Licensed for 60 + 12 on Patio



LA CARNITA

- Franchise Licensed Restaurant
- 2,200 Sq Ft
- \$9,823 Gross Rent
- Licensed for 80 + 25 Patio



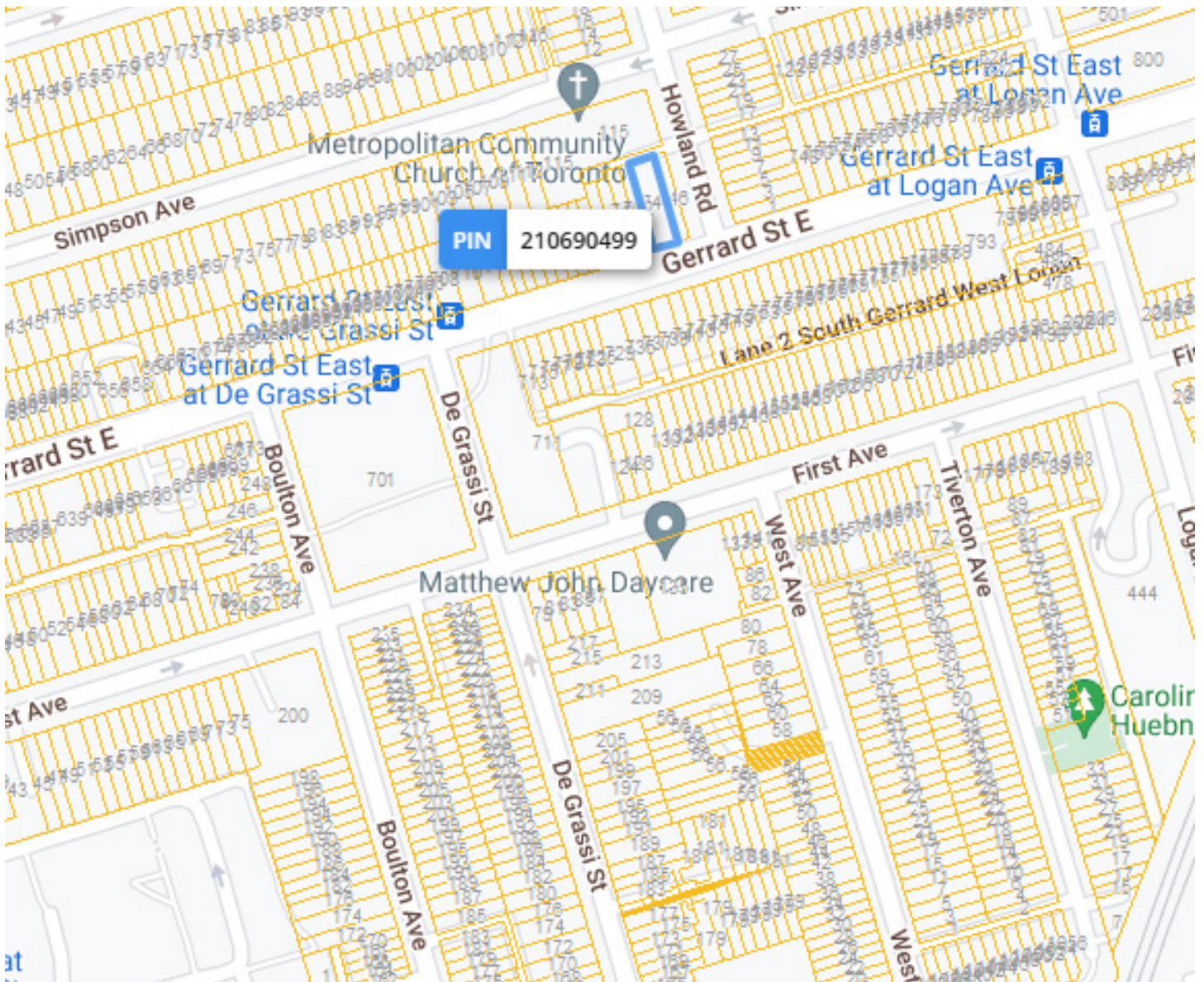
ASMERA BAR & RESTAURANT

- Licensed Restaurant with Patio
- 1,900 Sq Ft
- \$7,544 Gross Rent
- Licensed for 65 + 20 Patio



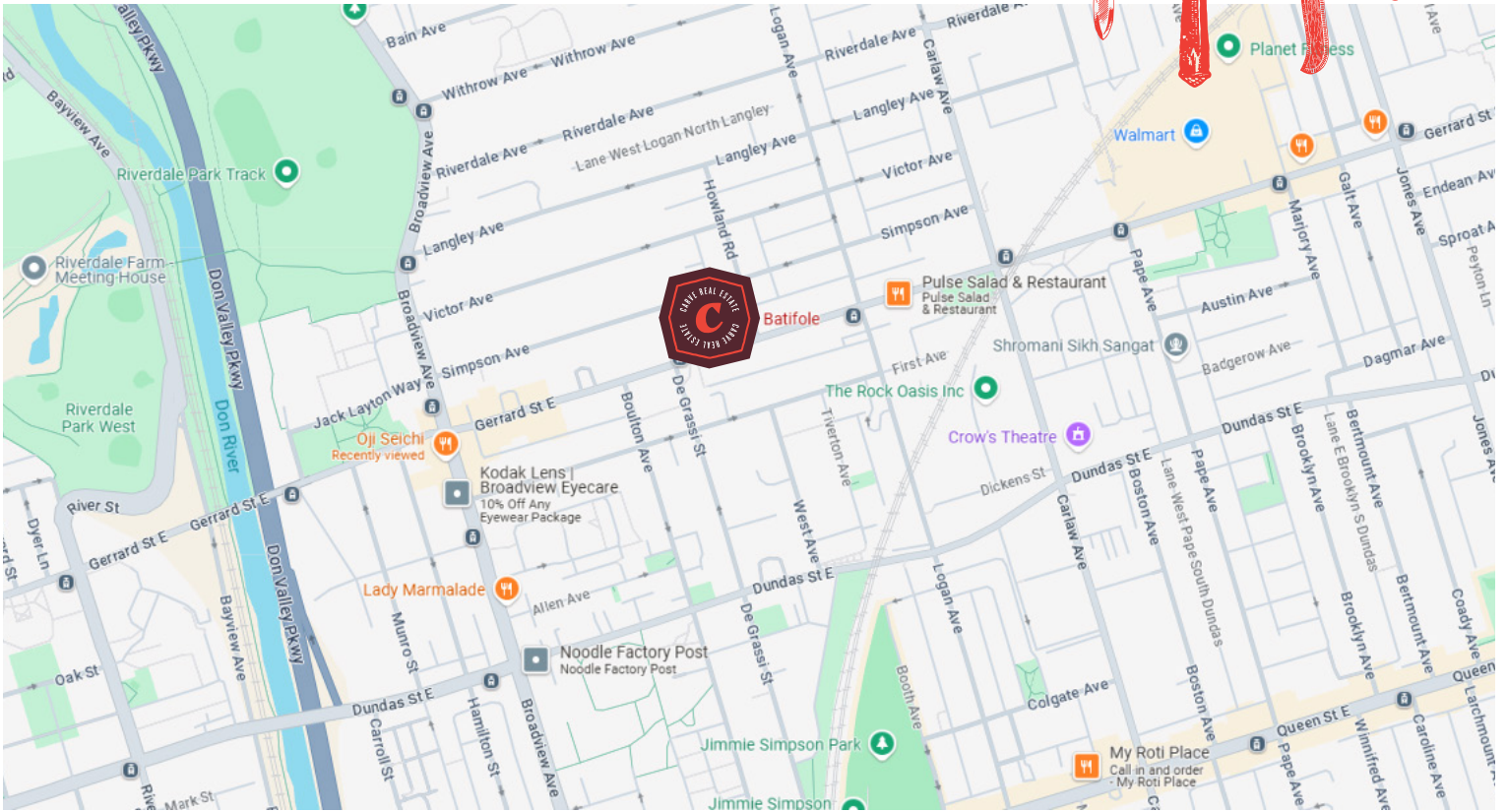
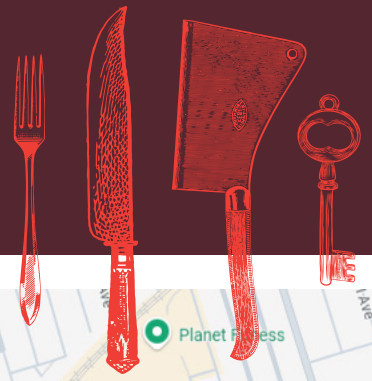
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BUILDING DETAILS

This area is home to a collection of lush tree-lined streets filled with homes primarily constructed between the 1880s and the Great Depression. It's a sought after area, filled with engaged locals who are big supporters of their neighbourhood restaurants.

This restaurant has a huge reputation in the area and draws customers from all corners of the GTA as one of the oldest and best French restaurants in the city with a long history and a very well-known chef. It has a lovely feel to it and the space is perfect for a hands-on operator.

Property Details: Fully outfitted chef's kitchen, expertly laid out to maximize the space. 1 parking space, 2 washrooms. Runs smoothly with less than 10 employees. Full basement.

LOT SIZE

Frontage:

33.33 ft along Gerrard St E

Depth:

Approximately 121.58 ft

Dimensions:

33.38 ft x 121.99 ft x 33.38 ft x 122.03 ft

Size:

4,068.75 ft² (0.093 ac)



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