



FOR SALE

600 UNIVERSITY AVE, TORONTO

\$179,000

\$9,734 Gross Rent

450 Sq Ft

Quick Service Restaurant

AMAYA EXPRESS

A turnkey Quick Service Restaurant (QSR) is available in the busy food court at Mount Sinai Hospital, providing access to a high-volume, captive audience of staff, patients, and visitors. The 450 sq ft space is efficiently laid out with seating for 100, a 9-ft commercial hood, and a full complement of kitchen equipment and chattels, making it ready for immediate operation.

Currently operating as a popular Indian franchise, the location offers flexibility for rebranding into a different concept, cuisine, or franchise, giving an incoming operator the opportunity to tailor the business to their vision. Its prime placement within the hospital food court ensures consistent foot traffic throughout the day, supporting both dine-in and takeaway models.

With a gross rent of \$9,734 including TMI and 9 years remaining on the lease, this is a rare opportunity to acquire a turnkey, high-demand food service location in a guaranteed-traffic environment. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.

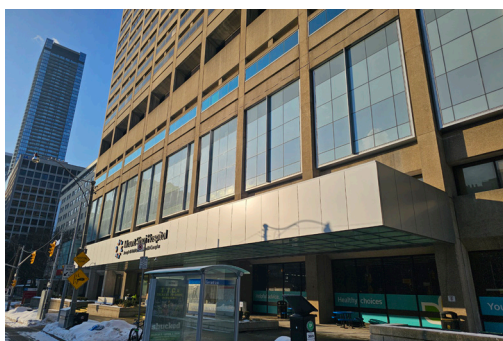
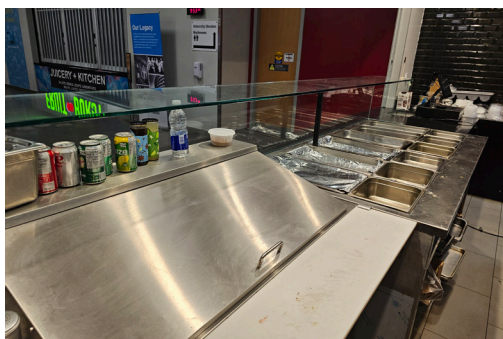


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OTHER LOCATIONS:



QSR FOR REBRANDING

- Quick Service Restaurant
- \$22,124 Gross Rent
- 400 Sq Ft
- Food Court in Hospital



QSR FOR REBRANDING

- Quick Service Restaurant
- \$5,486 Gross Rent
- 900 Sq Ft
- QSR at York University



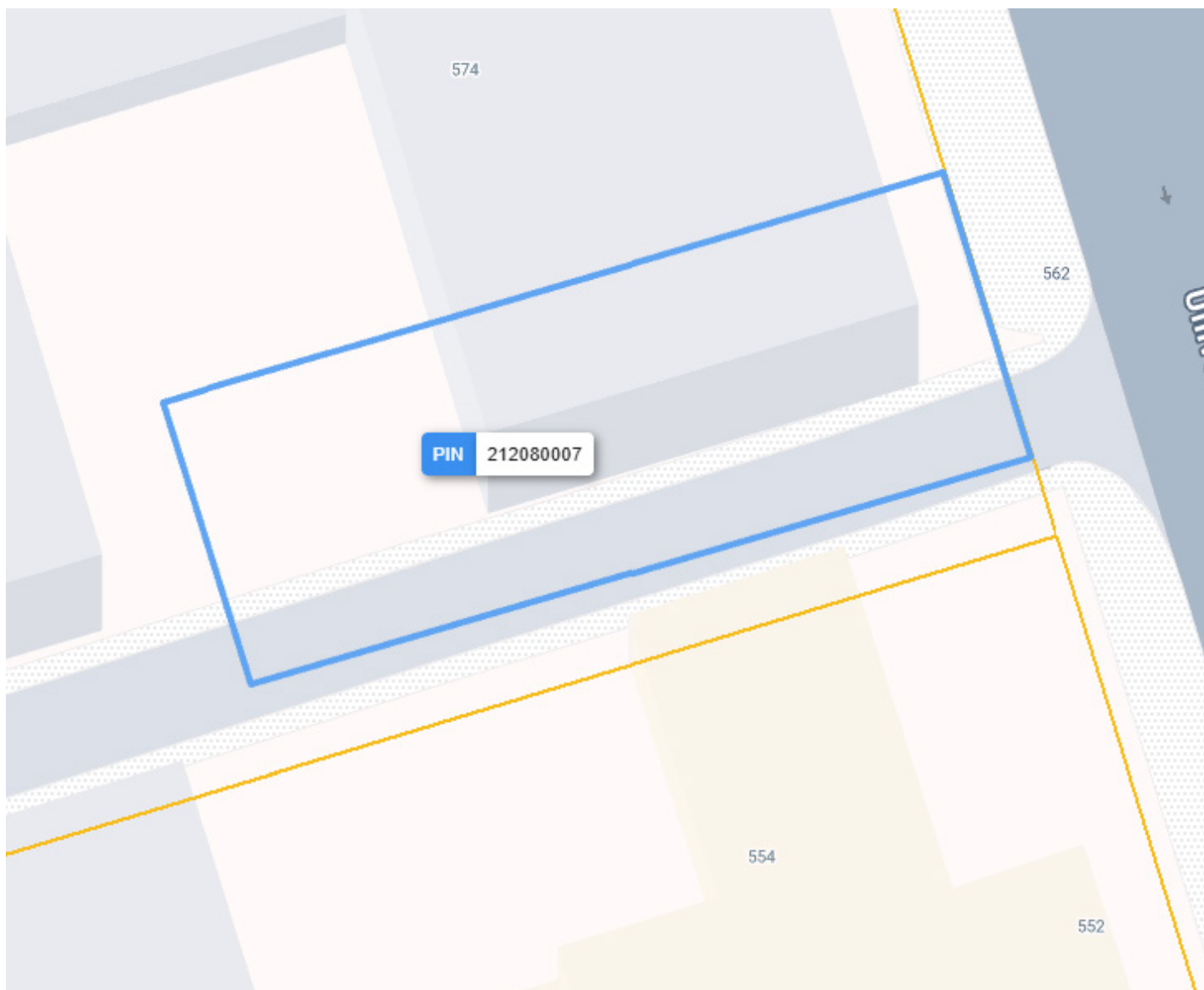
THE MERSEYSIDE

- Cafe - Bakery - QSR
- 738 Sq Ft
- \$5,250 Gross Rent
- Seating for 22



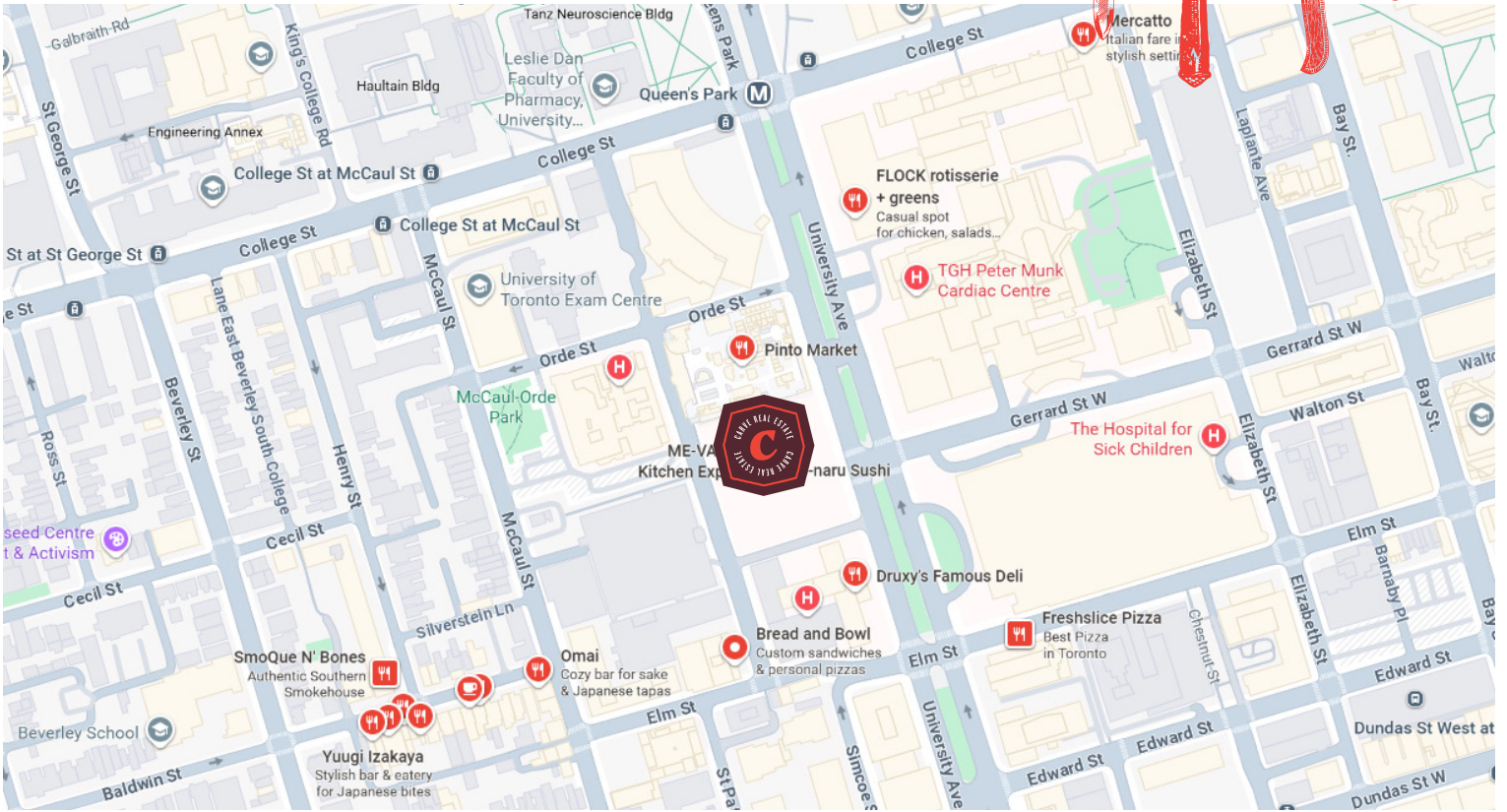
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BUILDING DETAILS

This turnkey QSR is located in the bustling food court at Mount Sinai Hospital, providing direct access to a steady, captive audience of staff, patients, and visitors. The hospital setting ensures consistent foot traffic throughout the day, creating a reliable customer base that supports both dine-in and takeaway operations.

The 450 sq ft space is well-equipped for high-volume quick service, featuring a 9-ft commercial hood, full kitchen setup, and seating for 100. Its layout and equipment allow for efficient workflow, making it suitable for a variety of cuisines, franchise models, or rebranded concepts.

Situated in one of Toronto's most active healthcare facilities, the location benefits from strong visibility, convenience, and a built-in customer base. This combination of a prime location, turnkey setup, and consistent traffic makes it an exceptional opportunity for an operator seeking a high-demand quick service restaurant environment.

LOT SIZE

Frontage:

174.33 ft along University Ave

Depth:

Approximately 63.64 ft

Dimensions:

174.33 ft x 63.64 ft x 174.30 ft x 63.26 ft

Size:

11,054.53 ft² (0.254 ac)

Lot Measurement Accuracy:

LOW



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