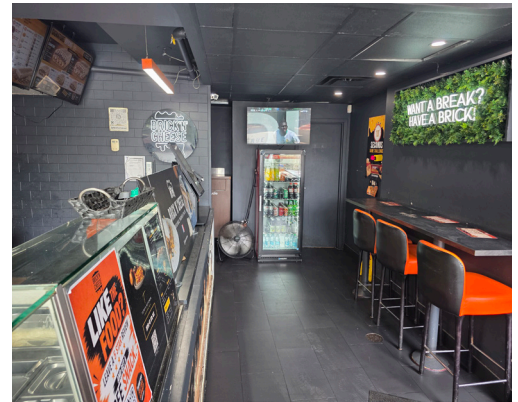




**FOR SALE**

**678 COLLEGE ST, TORONTO**

**\$129,000**

**\$5,531 Gross Rent**

**730 Sq Ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## QSR FOR REBRANDING

Turnkey quick service restaurant (QSR) available in the heart of Toronto's Little Italy, positioned on the sunny northwest corner of College Street and Beatrice Street. This highly visible corner location offers strong signage, excellent pedestrian traffic, and a street-facing patio in one of the city's most established dining districts.

The efficient 730 Sq Ft layout is easy to manage and includes limited seating for 8 inside plus 12 on the patio. The business is available for conversion into a different concept, cuisine, or franchise, making it an excellent opportunity for an owner-operator looking to establish a presence in this sought-after neighbourhood.

The current lease rate is \$5,531 Gross Rent including TMI, with 1.5. + 5 years remaining. The space features a fully equipped commercial kitchen with a 12-ft commercial hood, 1 large walk-in fridge, a large freezer, double air conditioning, 1 washroom, the street-facing patio, and a wide range of additional turnkey leasehold improvements. Please do not go direct or speak to staff or management.



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## OTHER LOCATIONS:



### VIT BÉO

- Licensed QSR
- \$3,982 Gross Rent
- 1,700 Sq Ft
- Licensed for 19



### PARISCO CAFE

- Licensed Restaurant with Patio
- \$6,991 Gross Rent
- 1,180 Sq Ft
- Seating for 33 + 22 on Patio



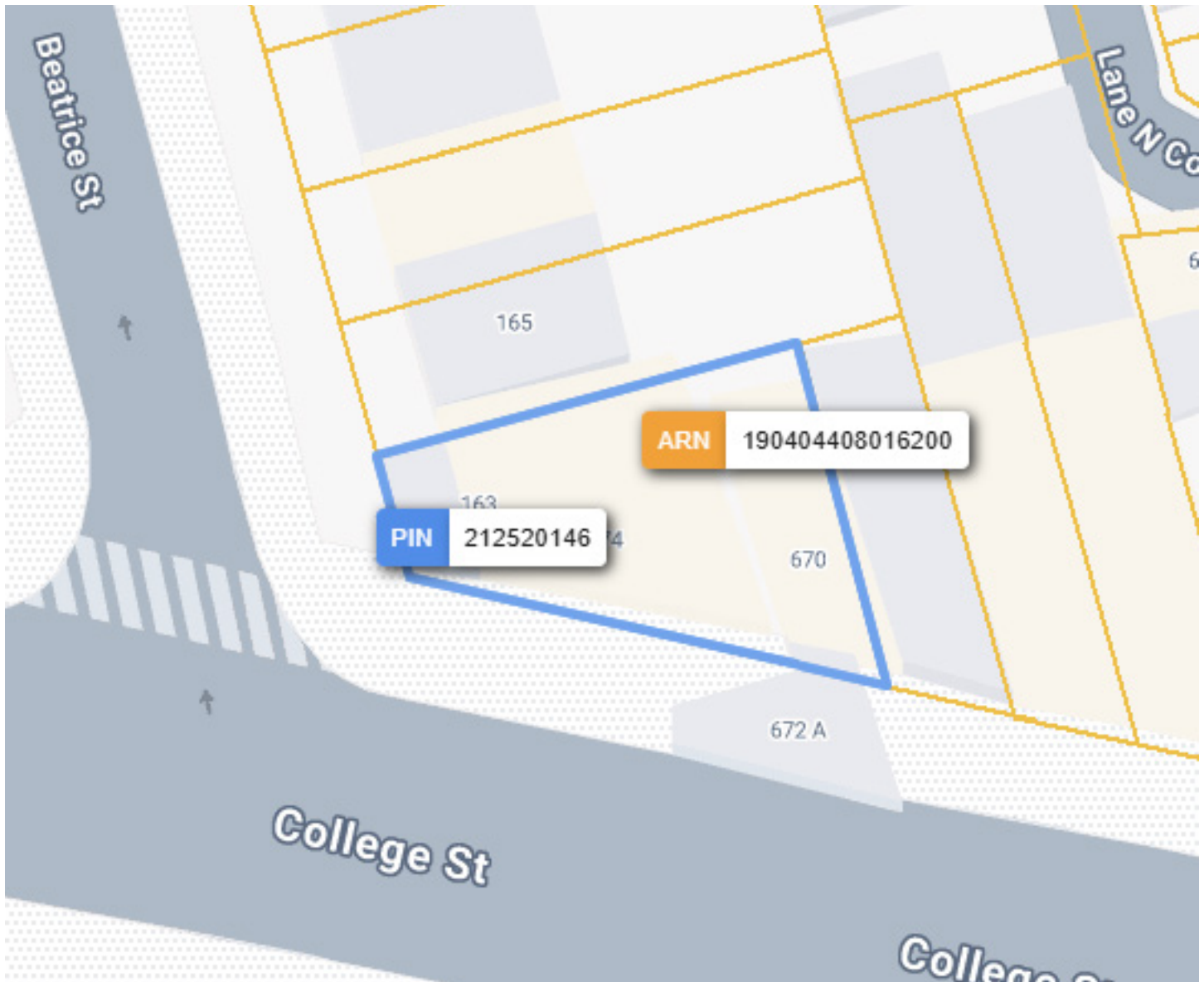
### VEGAN DANISH BAKERY

- Cafe Bakery QSR
- \$5,466 Gross Rent
- 1,200 Sq Ft
- Seating for 60



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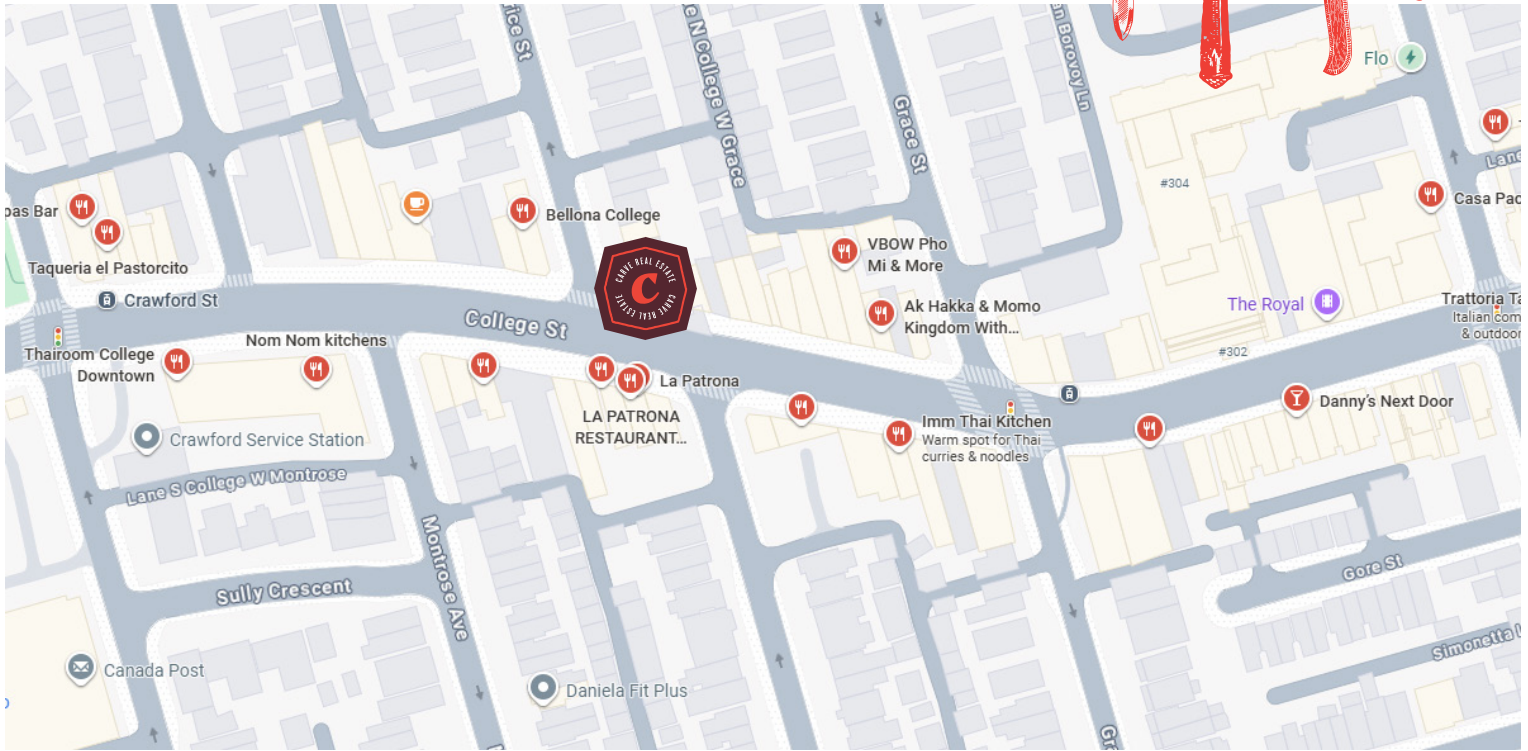
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## BUILDING DETAILS

Located in the heart of Little Italy, this prime corner location sits at the intersection of College Street and Beatrice Street, surrounded by some of Toronto's most established restaurants, cafés, bars, and neighbourhood businesses. The area benefits from steady pedestrian traffic throughout the day and evening, supported by a strong residential community and destination dining.

The efficient layout is ideal for a hands-on operator seeking a manageable footprint in one of the city's premier hospitality districts. The sunny northwest-facing patio provides excellent visibility and a great customer experience, while the prominent corner exposure offers outstanding signage and branding opportunities.

This turnkey space is equipped with a 12-ft commercial hood, 1 large walk-in fridge, and an easy-to-operate floor plan ready for a new concept. With limited indoor seating complemented by a popular patio, this is an excellent opportunity to establish a restaurant, café, or takeout business in a proven Toronto location.

### LOT SIZE

**Frontage:**  
78.55 ft

**Depth:**  
20.09 ft

**Dimensions:**  
69.91 ft x 20.09 ft x 78.65 ft x  
56.85 ft

**Perimeter:**  
223.10 ft

**Size:**  
2,680.21 ft<sup>2</sup> (0.062 ac)

**Lot Measurement Accuracy:**  
LOW



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