



FOR SALE

114 DUNDAS ST W, TORONTO

\$174,000

\$19,469 Gross Rent

1,500 Sq Ft

Quick Service Restaurant

QSR FOR REBRANDING

This lovely bakery, café, and quick service restaurant is located on the north side of Dundas in the heart of Little Tokyo, just steps from Bay Street. The space is currently operating as the very popular and successful Butter Baker Market Cafe and benefits from strong foot traffic and a vibrant surrounding neighbourhood. The layout is efficient and welcoming, making it ideal for both dine-in and takeaway service.

The premises total approximately 1,500 sq ft with seating for 30 and are fully equipped for food service. Highlights include a full 7-ft commercial hood, one walk-in fridge, and an extensive list of equipment such as an espresso machine, double stacked ovens, and more. The space is turnkey for a bakery or café concept and can also support a wide range of quick service operations.

This location is open to conversion into a different concept, cuisine, or franchise, offering flexibility for an incoming operator. The lease rate is \$19,469 gross rent including TMI, with term remaining. Please do not go direct or speak to staff or ownership.

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).



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. (12.0002).



OTHER LISTINGS:



THE HAPPY BAKERS

- Bakery Cafe
- 1,200 Sq Ft
- \$3,350 Gross Rent
- Seating for 30



GERRARD ST BAKERY

- Cafe & Bakery
- 1,000 Sq Ft
- \$3,318 Gross Rent
- Located in the heart of Chinatown East



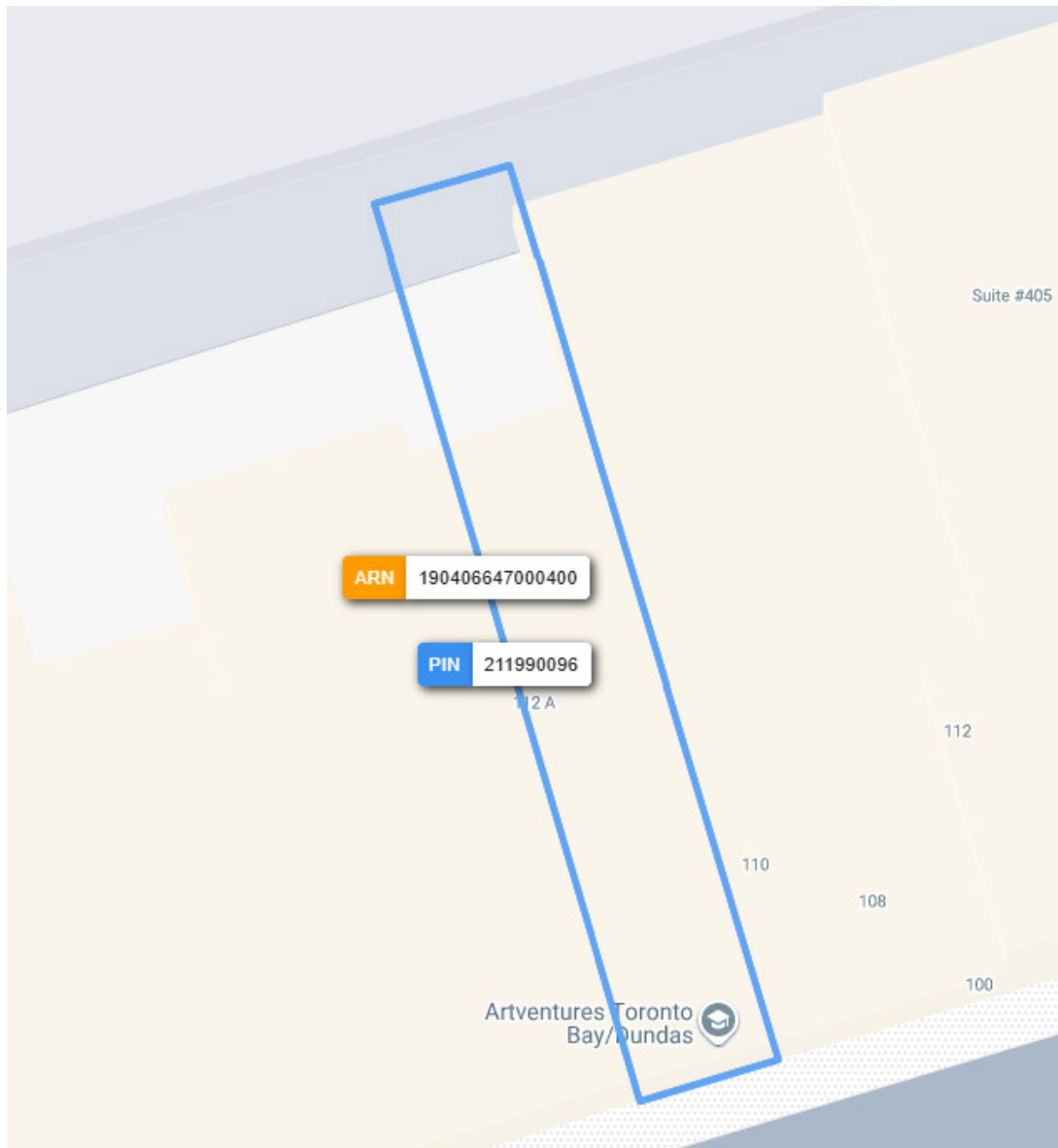
VEGAN DANISH BAKERY

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



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

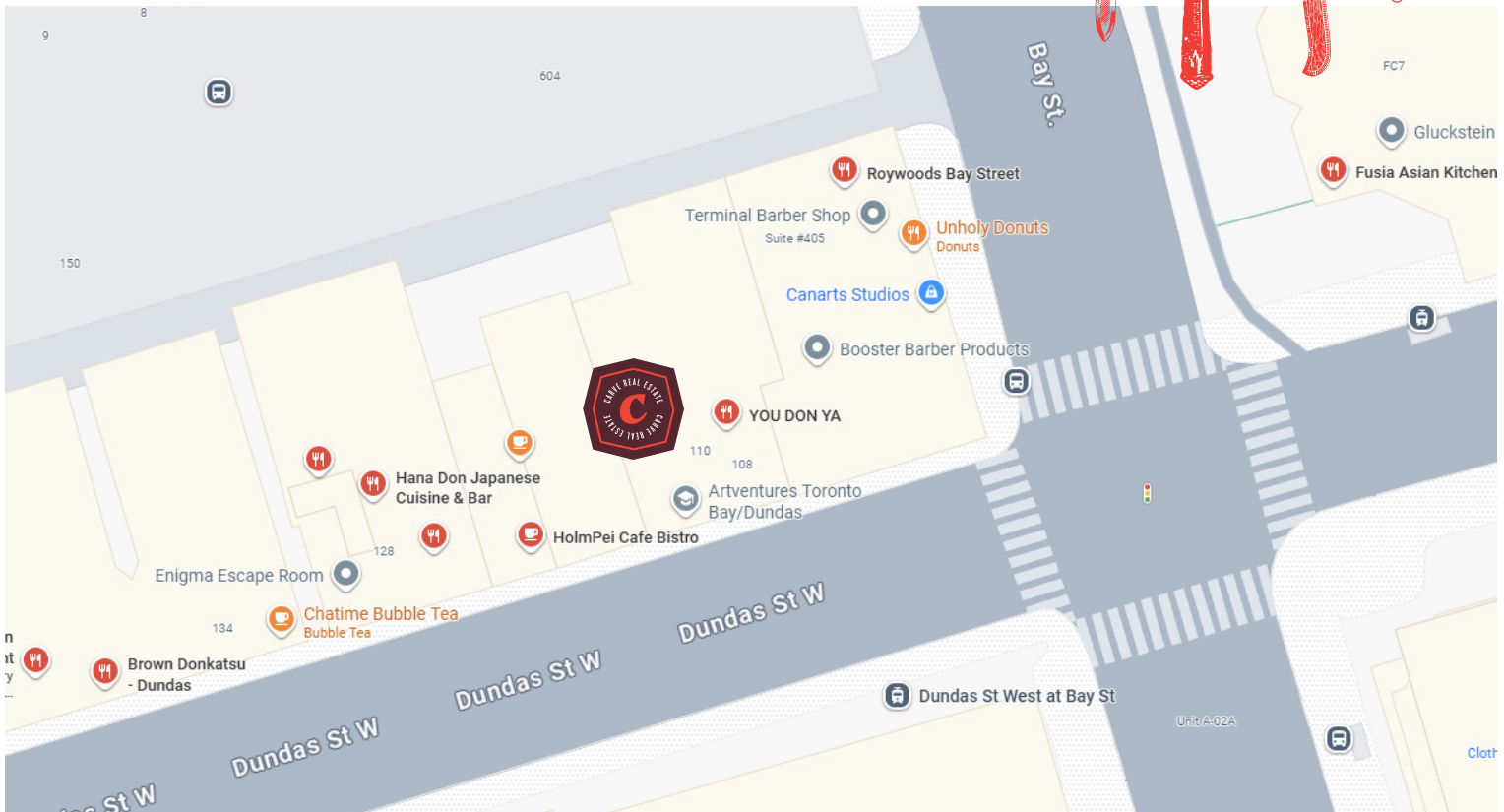
Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



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).



BUILDING DETAILS

Located on the north side of Bay and Dundas, this space benefits from exceptional pedestrian traffic and a high walk score in one of downtown Toronto's most active corridors. The surrounding area is densely populated with offices, retail, and residential uses, creating steady demand throughout the day. This is a vibrant block with a strong concentration of food operators, making it a proven destination for dining and quick service concepts.

The layout offers flexibility that is difficult to replicate, combining a QSR-style front with a long counter and pickup area, along with a separate 30-seat dining room toward the back. This configuration allows operators to capture both grab-and-go traffic and dine-in customers, while also supporting delivery and takeout-focused models. The space can be efficiently adapted to suit a wide range of food and beverage concepts.

With 200-amp power and additional prep and storage space in the basement, the unit is well equipped to handle high-volume operations. Strong street visibility and signage further enhance brand exposure in this high-demand location. The business has operated successfully in this space since 2017, underscoring the strength and stability of the location.

LOT SIZE

Frontage:

15.33 ft along Dundas St W

Depth:

Approximately 99.29 ft

Dimensions:

99.29 ft x 15.33 ft x 99.21 ft x 15.03 ft

Size:

1,496.18 ft² (0.034 ac)

Lot Measurement Accuracy:

LOW



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. (12.002).