



FOR SALE

1174 BLOOR ST. W, TORONTO

\$49,000

\$7,500 Gross Rent

1,320 Sq Ft

Licensed Restaurant

RESTAURANT FOR REBRANDING

Restaurant space available on Bloor Street West in Toronto. This turnkey unit is fully equipped, featuring 40 taps on modern lines and a large walk-in beer fridge. The main floor offers 1,320 Sq Ft on the sunny north side of Bloor, directly facing a major new multi-tower condo development that will significantly increase foot traffic and visibility.

A full commercial kitchen is located on the main level, with a large prep area downstairs featuring two walk-ins. The space is well laid out for high-volume service and is suitable for a wide range of concepts, cuisines, or rebranding opportunities.

New lease to be created at \$7,950 Gross Rent including TMI with 5 + 5 + 5 year terms. An additional 1,320 Sq Ft two-bedroom apartment on the upper level is also available to accompany the commercial lease, offering excellent value and convenience for ownership or staff.

READY FOR SECONDS?

Call me to discuss this listing today.



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

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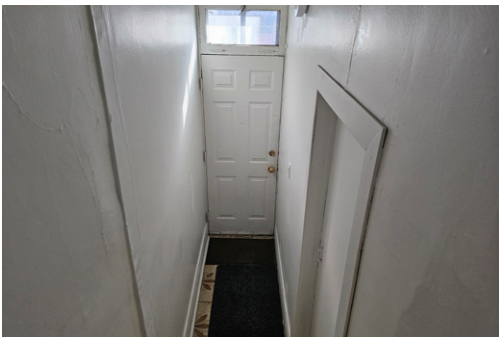
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OTHER LOCATIONS:



MORGANS ON THE DANFORTH

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



A DARK HORSE

- Licensed Restaurant
- 2,100 Sq Ft
- \$17,074 Gross Rent
- Licensed for 88 + 112 Patio



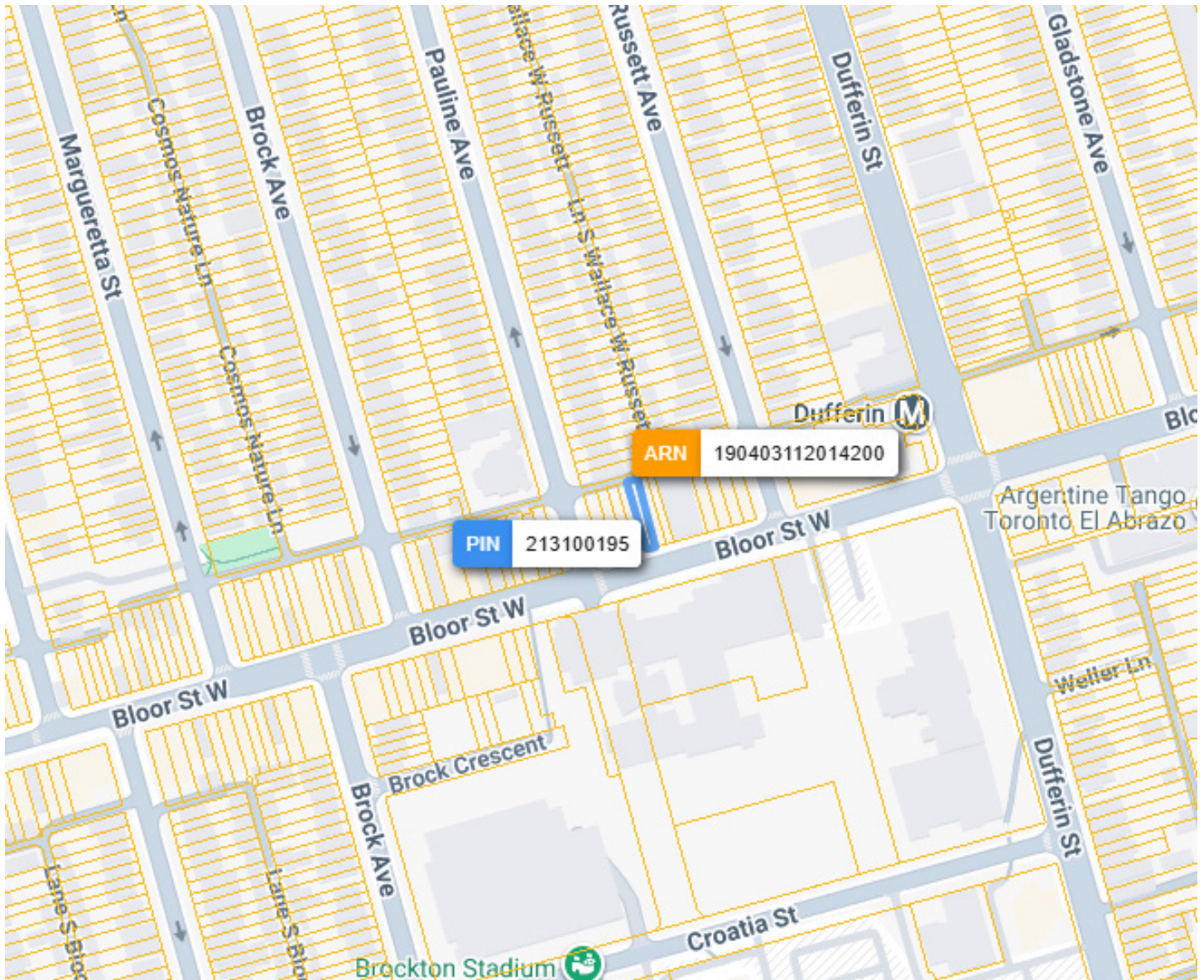
MAD MEXICAN

- Licsend Restaurant & Production Kitchen
- 4,006 Sq Ft
- \$10,176 Gross Rent
- Licensed for 113



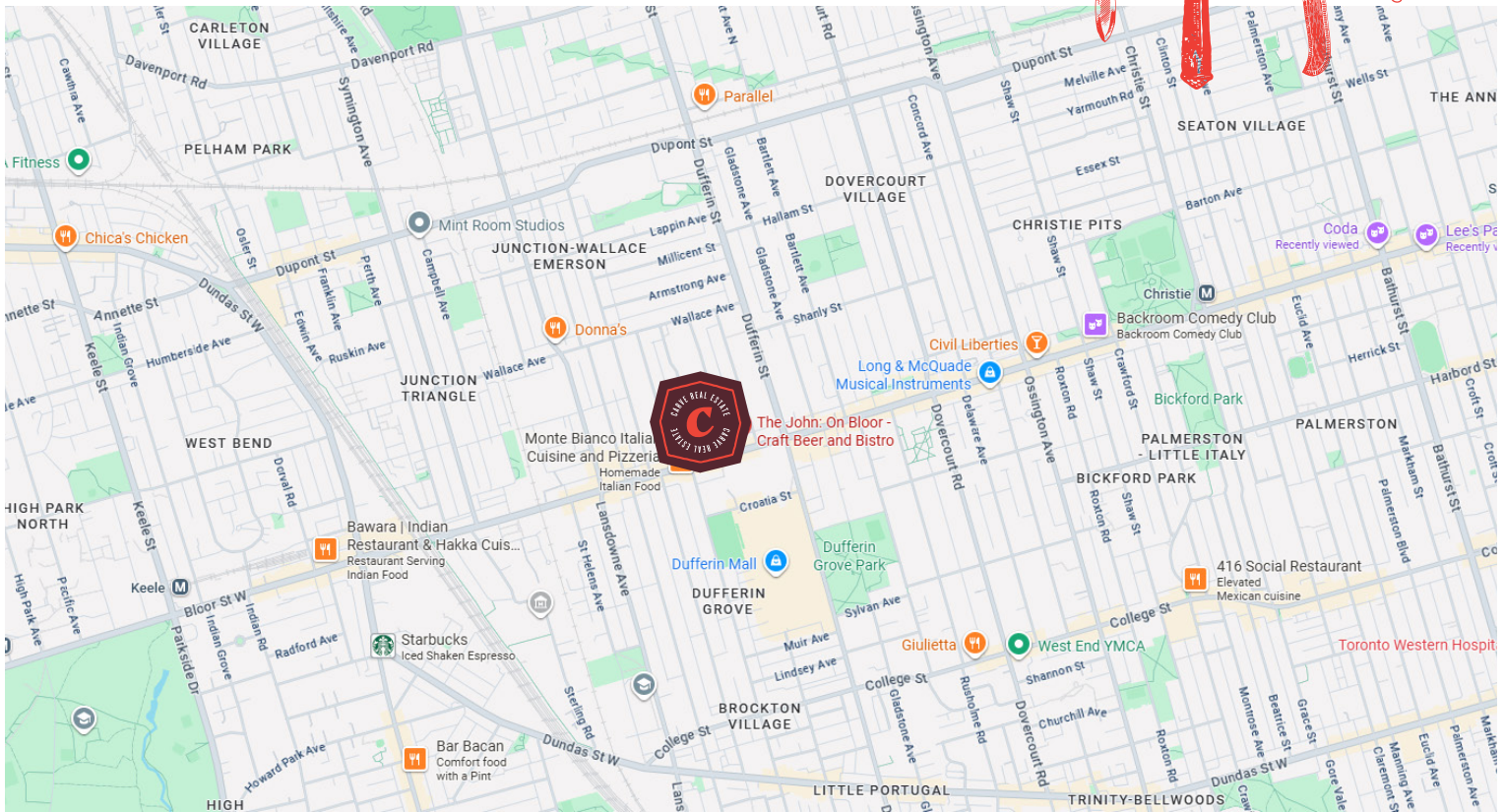
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BUILDING DETAILS

This commercial unit has been fully cleaned and is ready to support almost any concept. It comes equipped with 3-phase, 200-amp power and a full kitchen featuring an 8-ft commercial hood. A secondary kitchen and prep area downstairs includes two ovens, two large walk-in fridges, and a dumbwaiter connecting both kitchen levels. The space also offers a substantial collection of equipment, chattels, and leaseholds ideal for restaurant operators.

The layout is highly functional for production, service, and efficiency. With both kitchens working together, the property is set up for high-volume food operations or concepts requiring strong prep capacity. The infrastructure is solid, with a new hot water tank and the type of operational readiness that allows new tenants to move forward quickly with their chosen brand or cuisine.

Residential Apartment: Upstairs, a spacious two-bedroom apartment with a separate entrance and back patio adds significant value—perfect for ownership, staff, or additional rental revenue. The property also includes two parking spaces and is located just steps from Dufferin Station on the subway line, offering excellent accessibility and strong visibility in a high-traffic Toronto neighbourhood.

LOT SIZE

Frontage:
16.25 ft along Bloor St W

Depth:
Approximately 110.00ft

Dimensions:
15.89 ft x 110.18 ft x 14.69 ft x 110.16 ft

Size:
1,679.17 ft²(0.039 ac)



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