



FOR SALE

584 DANFORTH AVE, TORONTO

\$2,099,000

Owned Property

2,409 Sq Ft

Restaurant with Apartment

RESTAURANT WITH PROPERTY

Restaurant with property available in the heart of Greektown on The Danforth in Toronto. Currently operating as Bagel Time, a popular Montreal-style bagel quick service restaurant, this is an excellent opportunity to acquire both the business and real estate in one of Toronto's most established restaurant neighbourhoods.

The main level features a 1,617 sq ft restaurant with seating for 6 and a custom wood-burning bagel oven. Available with training to continue the existing operation or for conversion to a new concept, offering tremendous flexibility for an owner-operator or investor.

The upper level is a 791 sq ft 2-bedroom apartment or office currently used by the owner, providing additional residential or commercial utility. Three parking spaces are located at the rear with laneway access. Open as-is or convert to your own concept and use. 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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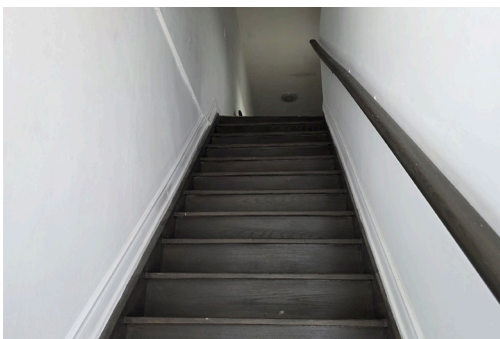
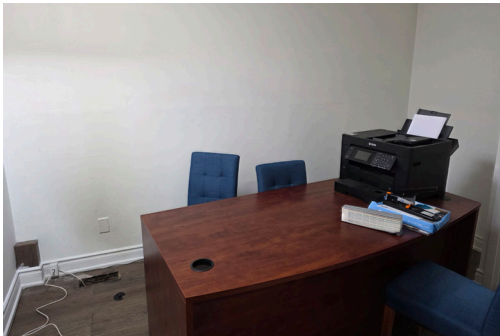
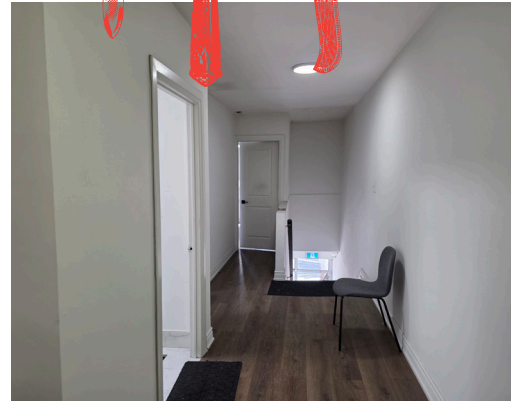
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OTHER LOCATIONS:



LAKESIDE BALA

- Licensed Restaurant with Patio
- 4,248 Sq Ft
- \$10,100 Gross Rent
- Licensed for 94 + 30 on Patio



CRAIC CLOVER & KNIGHTS INN MOTEL

- Restaurant & Motel with Property
- 26,242 Sq Ft
- Owned Property
- 18 Hotel Rooms & Restaurant Licensed for 594



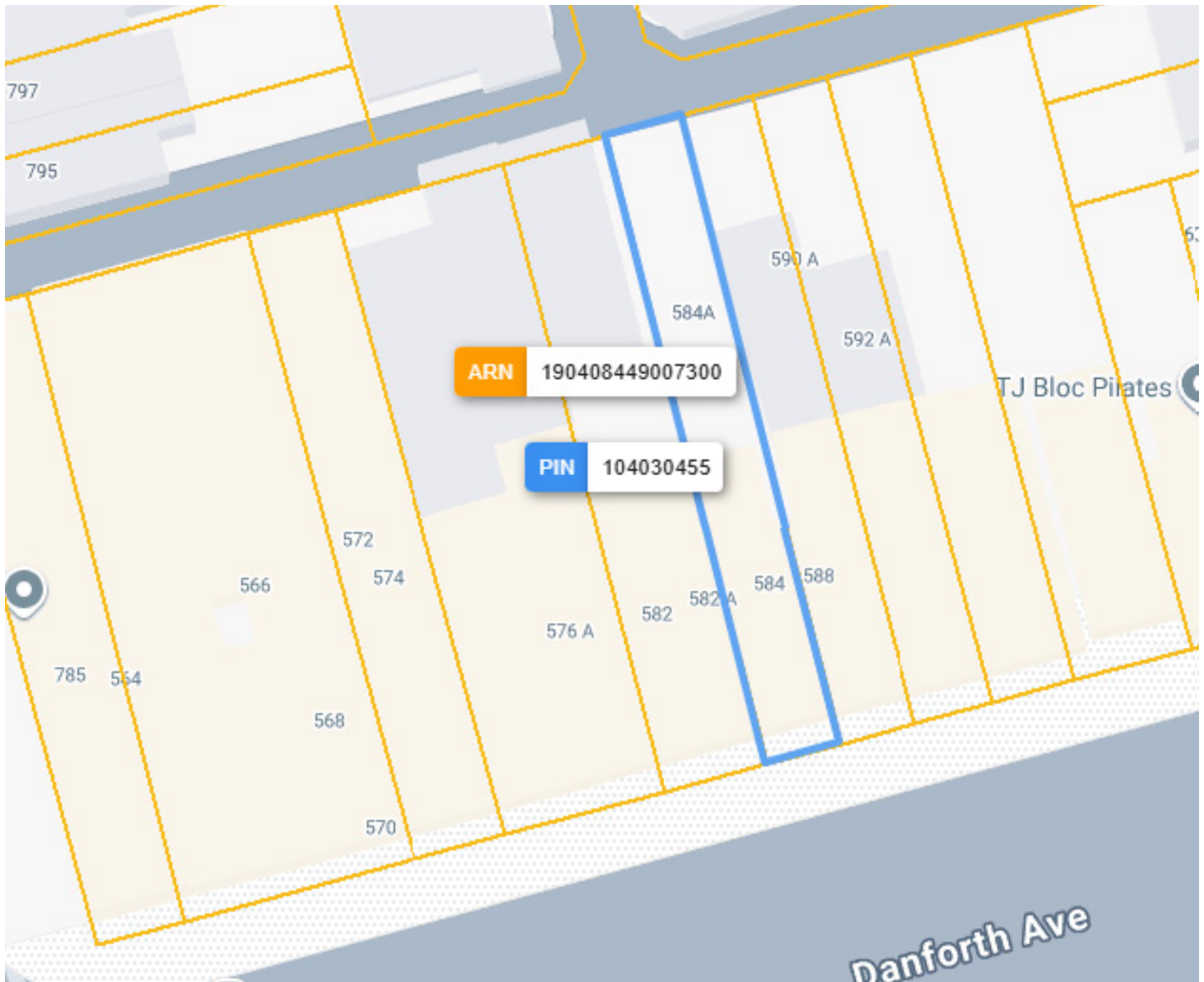
DI SALVO'S BELLA CUCINA

- Restaurant with Property
- 3,500 Sq Ft
- Owned Property
- Licensed for 149 + 80 Patio



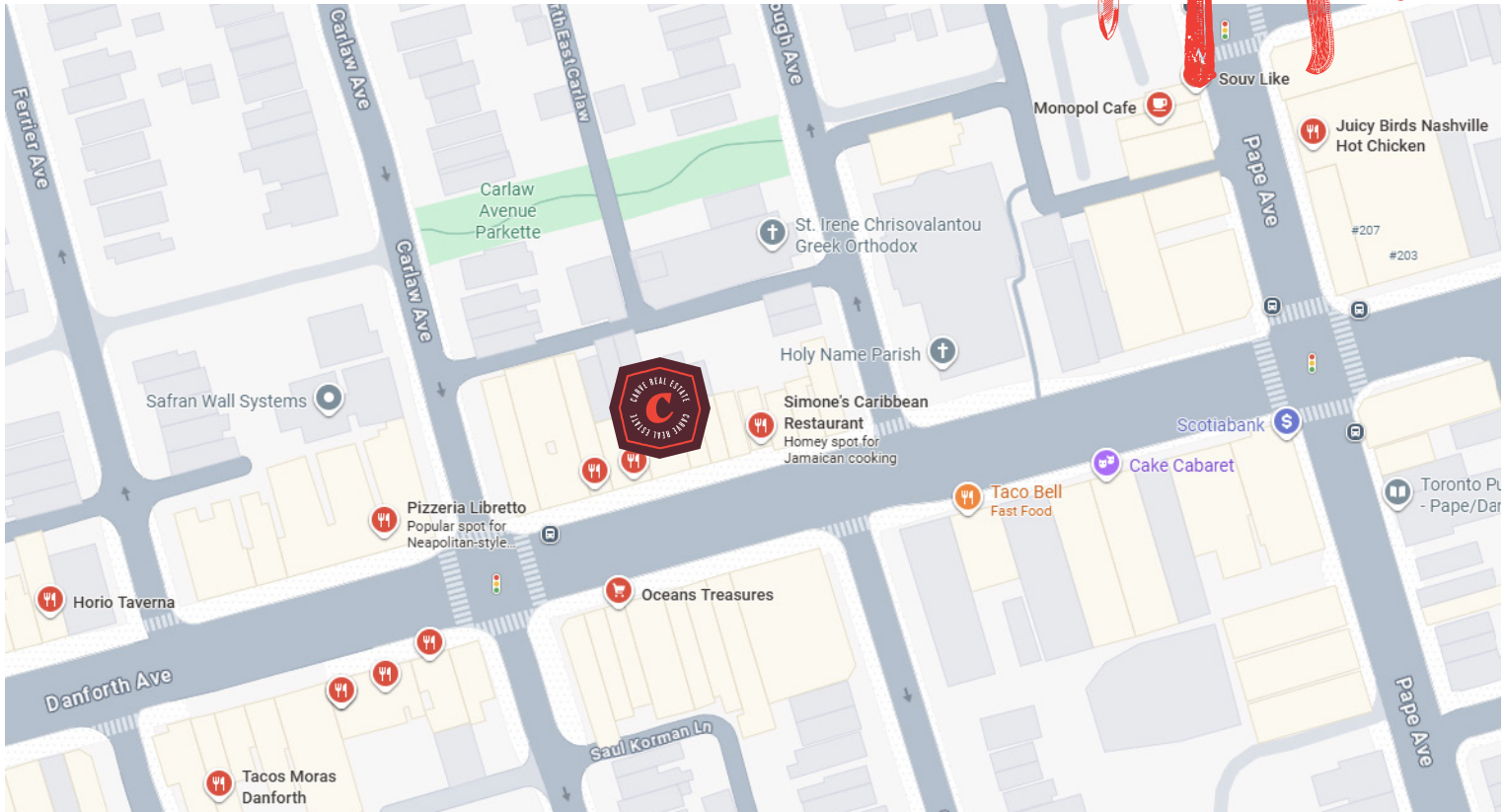
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BUILDING DETAILS

Excellent mixed-use property in the heart of The Danforth with substantial recent upgrades throughout. The building features a new HVAC system along with new plumbing and electrical, providing a strong infrastructure base for the next owner.

A major highlight is the significant future development potential of the property. Permits are already in place and approved to extend the existing second floor and add an entirely new third floor, creating an excellent opportunity to substantially increase the usable area of the building.

This is a rare opportunity for an owner-user, investor, or developer looking for a renovated commercial property with approved expansion potential in one of Toronto's most established and high-demand commercial districts.

LOT SIZE

Frontage:

14.29 ft

Depth:

Approximately 120.20 ft

Perimeter:

269.03 ft

Dimensions:

14.69 ft x 120.19 ft x 14.29 ft x 120.20 ft

Size:

1,732.99 ft² (0.040 ac)

Lot Measurement Accuracy:

LOW



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