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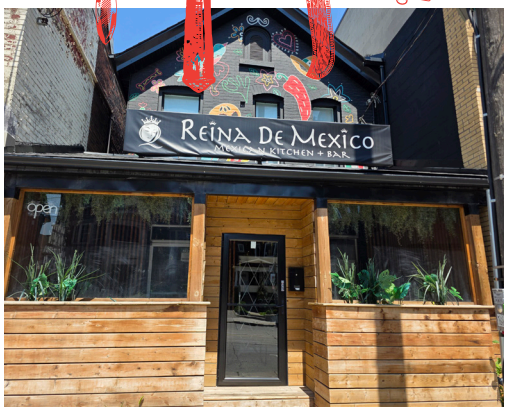

FOR SALE

1226 KING ST W, TORONTO

$249,000

$6,200 Gross Rent

1,400 Sq Ft

Licensed Restaurant with Patio

REINA DE MEXICO

Beautiful fully licensed restaurant available on vibrant King Street West in Toronto's Parkdale neighbourhood. Currently operating as Reina de Mexico, this completely renovated space is ideal for continuing as a restaurant or rebranding into a different concept, cuisine, or franchise in one of the city's most sought-after dining corridors.

The 1,400 sq ft layout features a fully equipped chef's kitchen with a 14-ft commercial hood, one walk-in fridge, and an impressive collection of quality equipment. Licensed for 45 guests including the sunny streetfront patio, the restaurant benefits from excellent signage, outstanding exposure, and one of the best people-watching patios on King West.

Lease rate of $6,200 Gross Rent including TMI with 3 + 5 years remaining. This is a turnkey opportunity in a high-demand location surrounded by restaurants, cafés, nightlife, and dense residential neighbourhoods. 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@carverealestate.com
carverealestate.com

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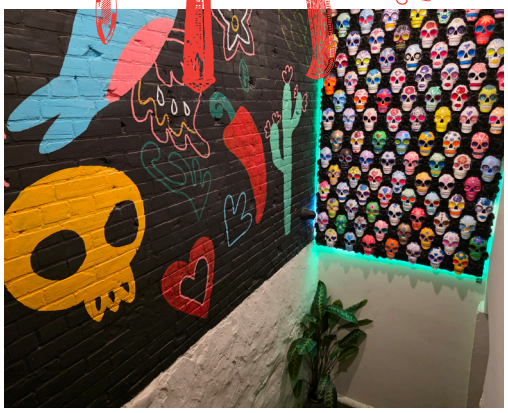

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OTHER LOCATIONS:

HONEST WEIGHT

- Licensed Restaurant with Patio
- 1,500 Sq Ft
- $4,200 Gross Rent
- Licensed for 28

THE BURGER SHOP

- Quick Service Restaurant QSR
- 1,000 Sq Ft
- $7,100 Gross Rent
- Seating for 20

EL CAZO

- Licensed Restaurant
- 2,200 Sq Ft
- $9,823 Gross Rent
- Licensed for 80 + 25 Patio

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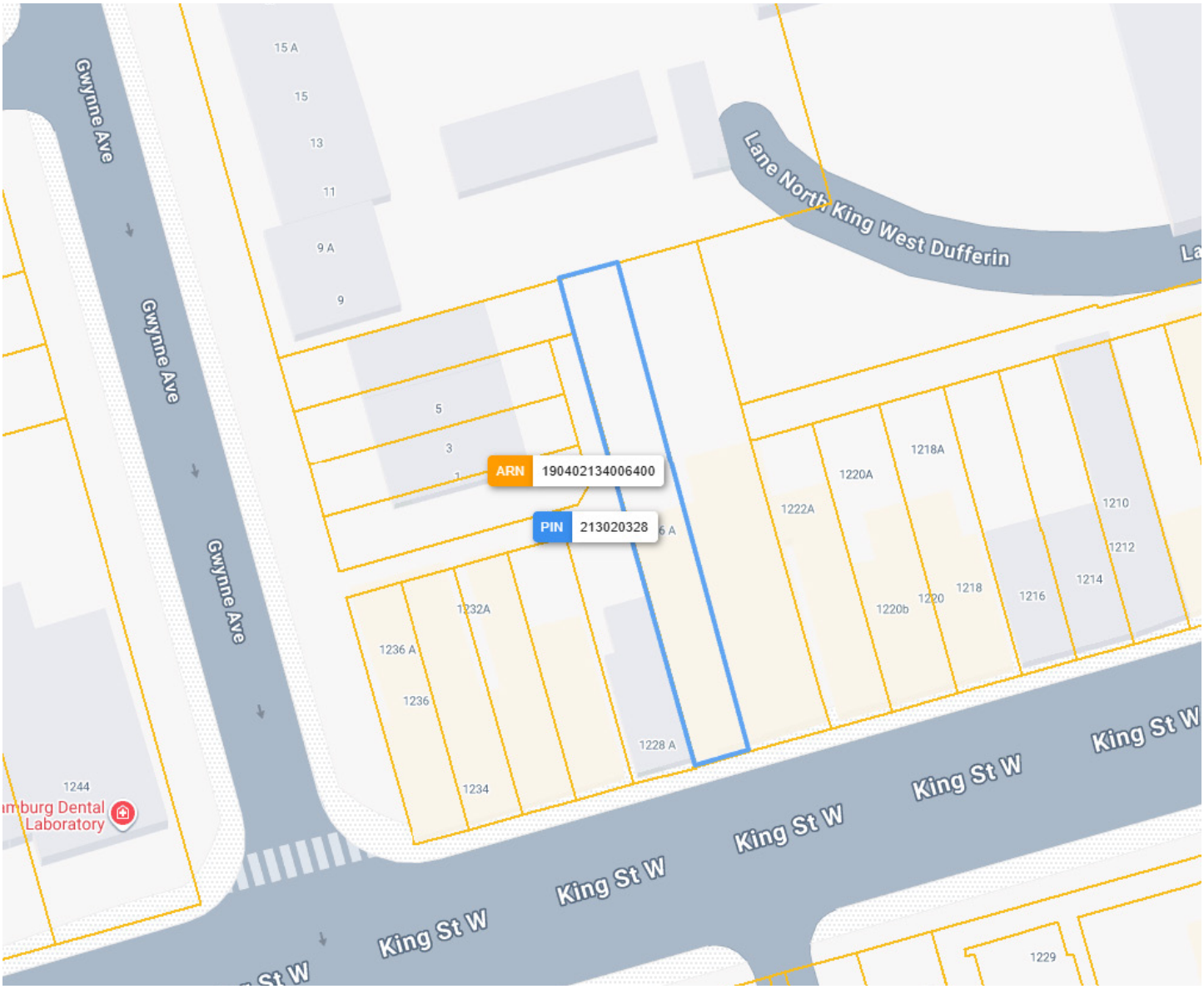

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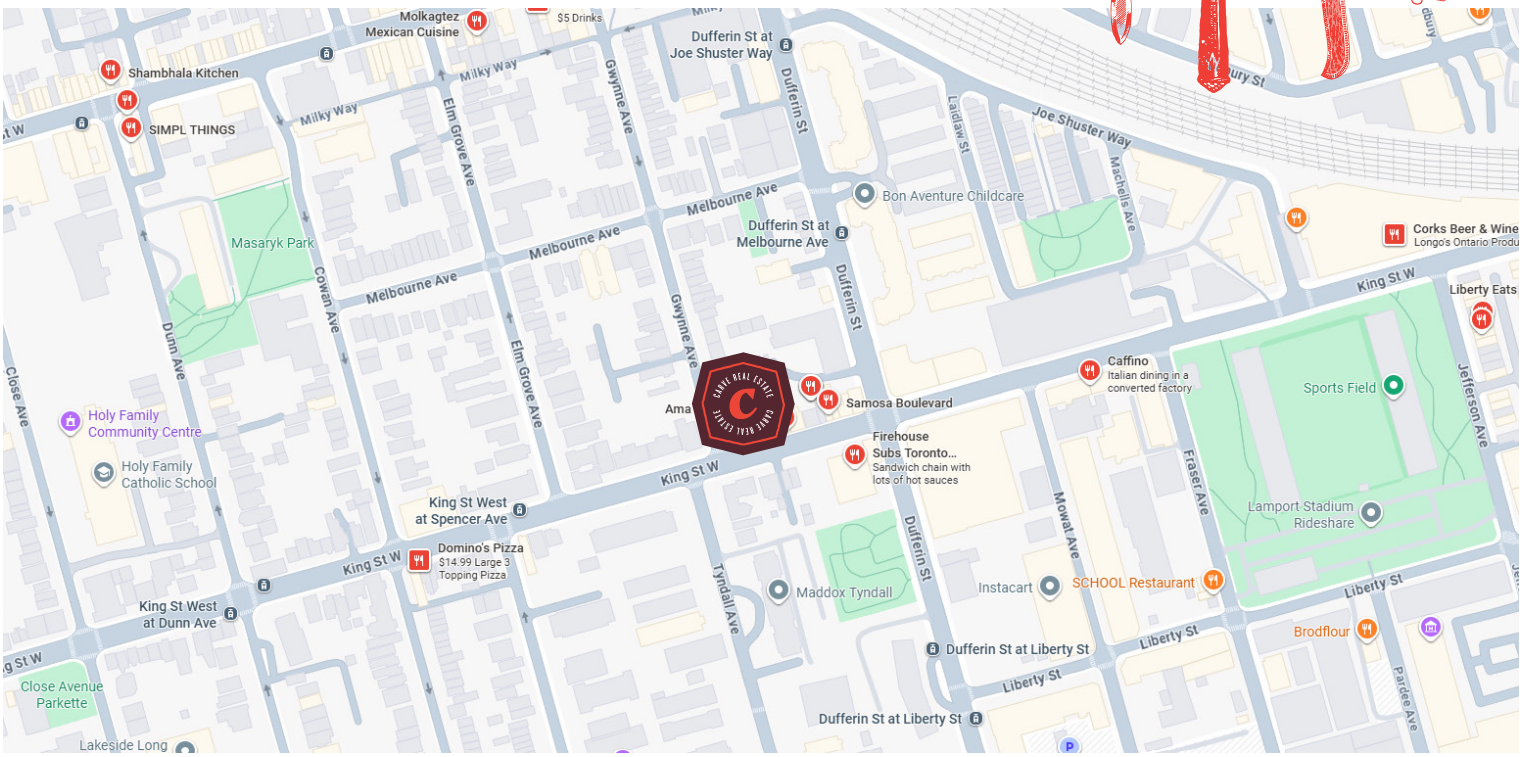

BUILDING DETAILS

Located on the sunny north side of King Street West in the heart of Parkdale, this restaurant sits on one of Toronto's most established dining and entertainment corridors. The neighbourhood is known for its independent restaurants, cafés, bars, and boutiques, drawing a steady mix of local residents, professionals, and destination diners throughout the day and evening.

The fully renovated space offers outstanding curb appeal with excellent signage and a highly visible street presence. The licensed patio provides an ideal setting for outdoor dining and people-watching, while the efficient layout and premium kitchen infrastructure make it well suited for a wide range of hospitality concepts.

This is an exceptional opportunity to secure a turnkey restaurant in one of Toronto's strongest restaurant markets with a lease rate that is difficult to find on King Street West. Whether continuing the existing operation or introducing a new concept, this location offers the visibility, infrastructure, and neighbourhood demographics for long-term success.

LOT SIZE

Frontage:
21.00 ft approx

Depth:
150.00 ft approx

Dimensions:
18.01 ft x 150.40 ft x 16.76 ft x 150.40 ft

Perimeter:
334.65 ft

Size:
2,604.86 ft^2 (0.060 ac)

Lot Measurement Accuracy:
LOW

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