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FOR SALE

42 WELLINGTON ST E, AURORA

# SALTBOX CAFE

The Saltbox Café in downtown Aurora is now available for purchase. Located in a beautifully renovated century home on Wellington Street just east of Yonge, this charming café and bakery offers a warm, inviting atmosphere with excellent curb appeal and a cozy, well-maintained interior.

This turnkey operation is ideal for continuing the current concept with training provided, or for rebranding into a different cuisine, concept, or franchise. The lease is very attractive at $3,700 gross with plenty of term remaining, and the 800 sq ft layout includes seating for 22 in a comfortable, efficient setup.

The property also features a private parking lot for 11 vehicles, along with convenient street parking right out front—an excellent perk for a business in downtown Aurora. This is a rare opportunity to acquire a standout space in a great location. Please do not go direct or speak to staff or ownership.

**$62,000**

**$3,700 Gross Rent**

**800 Sq Ft**

**Bakery & Cafe**

## READY FOR SECONDS?

Call me to discuss this listing today.

**RYAN EARL, Broker and Founder**
416-618-0054 | ryan@carverealestate.com
carverealestate.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).

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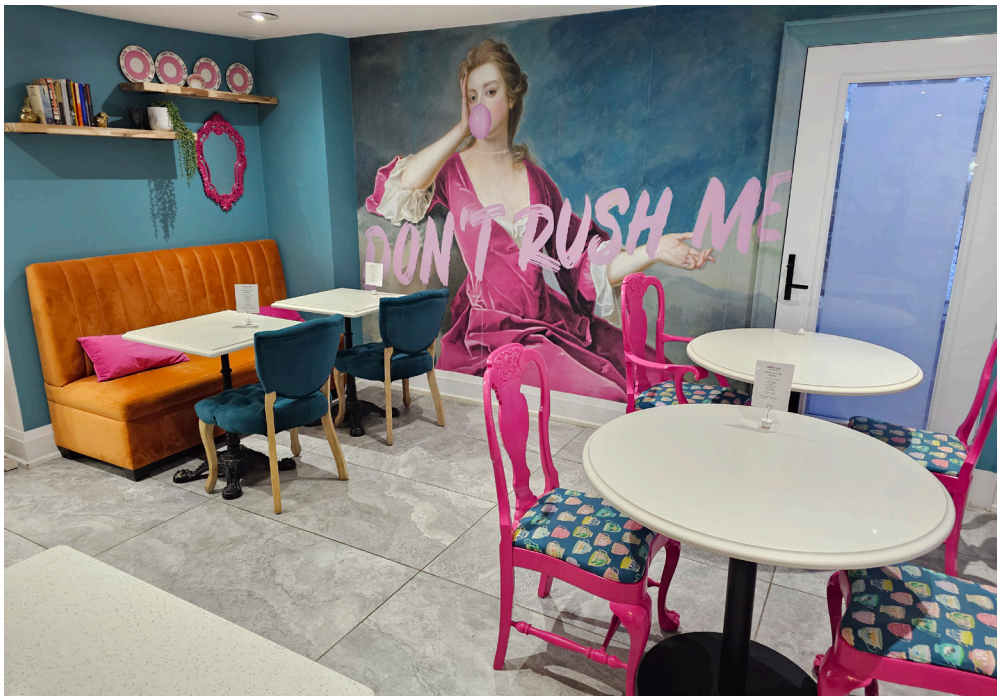













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# OTHER LOCATIONS:




## DANISH VEGAN BAKERY

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




## GRANDMA LOVES YOU

- Restaurant Franchise
- 1,450 Sq Ft
- $9,115 Gross Rent
- Seating for 24



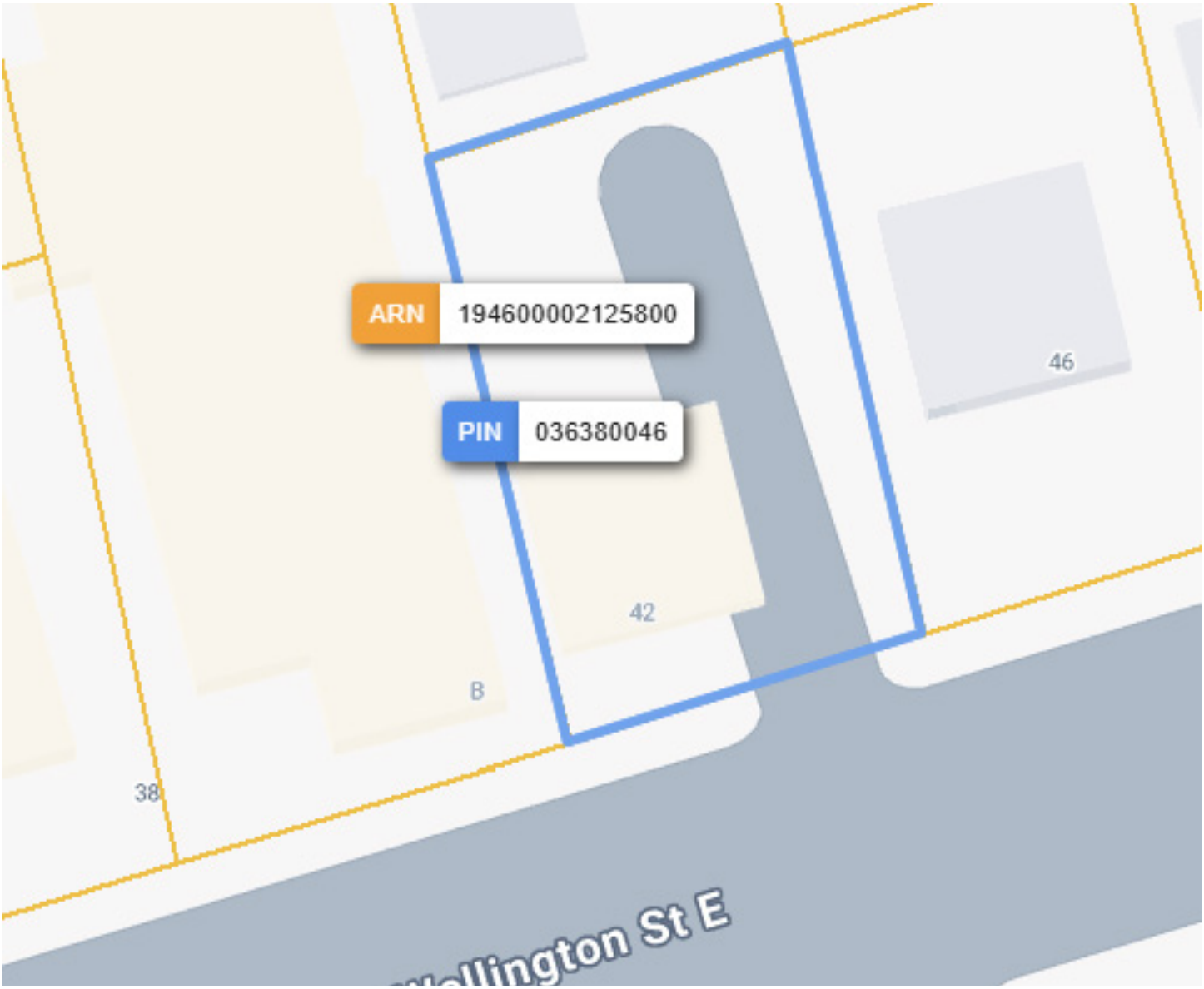

## SWEETIE PIE YONGE

- Cafe Bakery QSR
- 750 Sq Ft
- $7,876 Gross Rent
- Seating for 12 + 20 Patio

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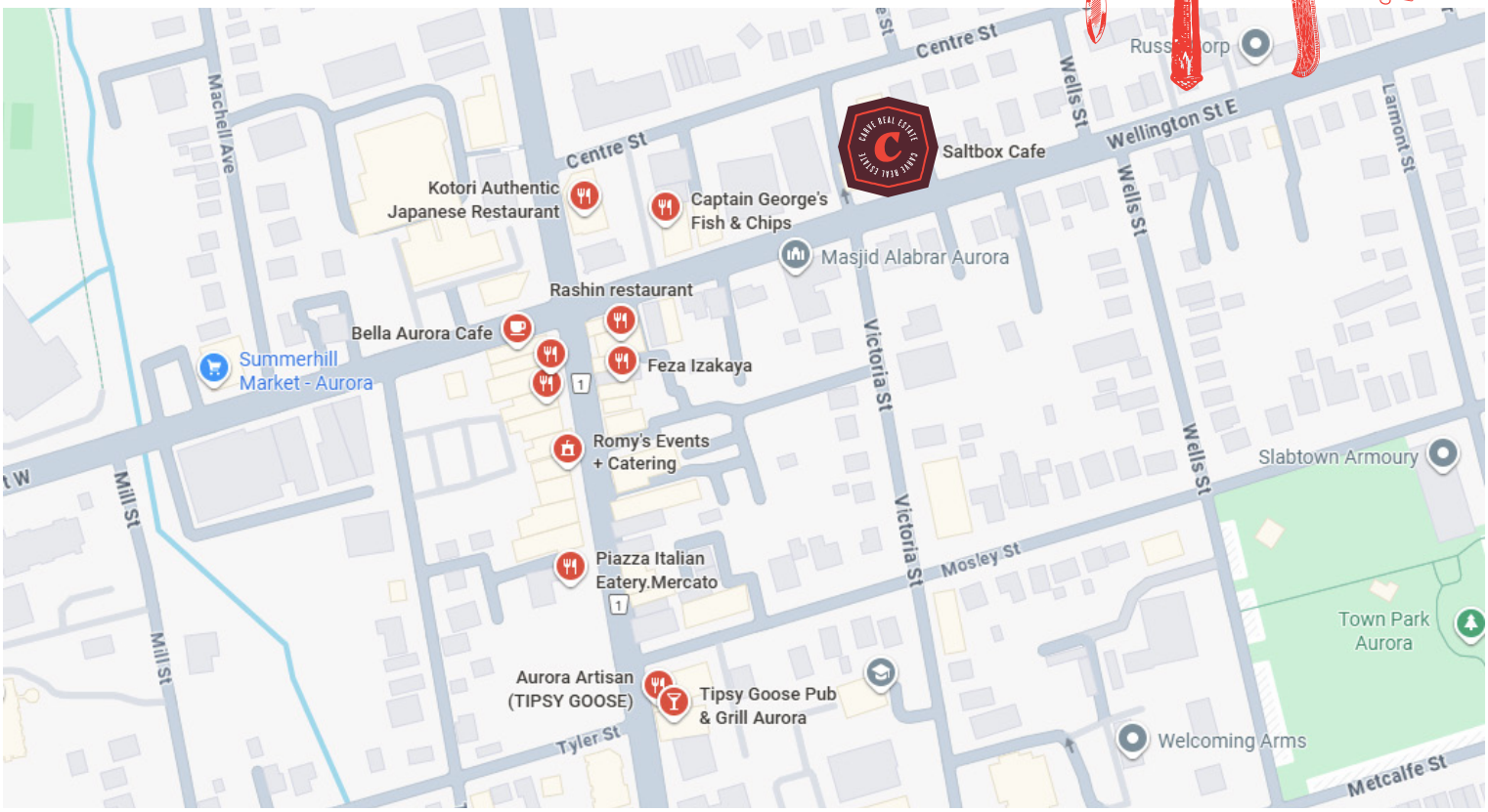



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# BUILDING DETAILS

This location captures the cozy charm of old Aurora while offering the benefits of a fully renovated and modernized building. All systems and leaseholds are up to date, making it a turnkey-ready space ideal for a bakery, café, or a restaurant that doesn't require a major hood system.

The property is just steps from Yonge Street, with excellent exposure to steady vehicular traffic. The space features 200-amp power capable of handling ovens and equipment, a high-end Italian espresso machine, and drip coffee setup, making it perfect for a specialty café or casual dining operation. The building itself is in excellent condition and has been meticulously maintained.

Outside, the patio provides a great spot for people-watching, and the property benefits from ample signage to attract attention. This combination of character, functionality, and location makes it a rare opportunity in downtown Aurora.

## LOT SIZE

**Frontage:**
56.28 ft along Wellington St E

**Depth:**
Approximately 91.84 ft

**Dimensions:**
57.37 ft x 91.08 ft x 56.25 ft x 91.84 ft

**Size:**
5,177.44 ft$^2$ (0.119 ac)

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