



FOR LEASE

1435 GERRARD ST, TORONTO

RESTAURANT FOR LEASE

Turnkey restaurant space available for lease and rebranding along Gerrard Street East, within the rapidly evolving district historically known as Little India. This efficient 1,200 Sq Ft space offers seating for 42 guests and established restaurant infrastructure, providing an excellent opportunity to launch an independent restaurant, franchise, global food concept, or other compatible use. Surrounded by an expanding mix of cuisines, businesses, and residential development, the property is well positioned within one of Toronto's most dynamic emerging east-end destinations.

Step into a well-equipped commercial space where much of the costly infrastructure is already in place. The premises feature a full commercial kitchen with an 8-ft exhaust hood, walk-in refrigerator, freezer, and robust 200-amp electrical service. The efficient layout can support dine-in service, takeout and delivery, catering, meal preparation or a ghost kitchen, bakery or café operations, a franchise, specialty food retail, or another permitted commercial concept. It offers a new operator the opportunity to open sooner while avoiding the considerable time, construction costs, and complications involved in building a commercial space from scratch.

A brand-new lease will be created, starting at only \$3,000 per month in Base Rent plus \$1,500 in TMI, for a total Gross Rent of just \$4,500 per month. With a flexible landlord open to a wide range of businesses, uses, and creative concepts, this is a rare opportunity for an entrepreneur, established operator, franchisee, or growing brand to secure an adaptable space in an evolving east-end neighbourhood.

\$3,000 Base Rent

Vacant

1,200 Sq Ft

Restaurant & QSR

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



KABABIA

- Quick Service Restaurant QSR
- 1,200 Sq Ft
- \$5,375 Gross Rent
- Seating for 26



FRIDAY BURGER CO.

- Quick Service Restaurant QSR
- 500 Sq Ft
- \$3,539 Gross Rent
- Seating for 10



SLAYER BURGER

- Quick Service Restaurant QSR
- 1,400 Sq Ft
- \$7,000 Gross Rent
- Seating for 16 + 24 Patio



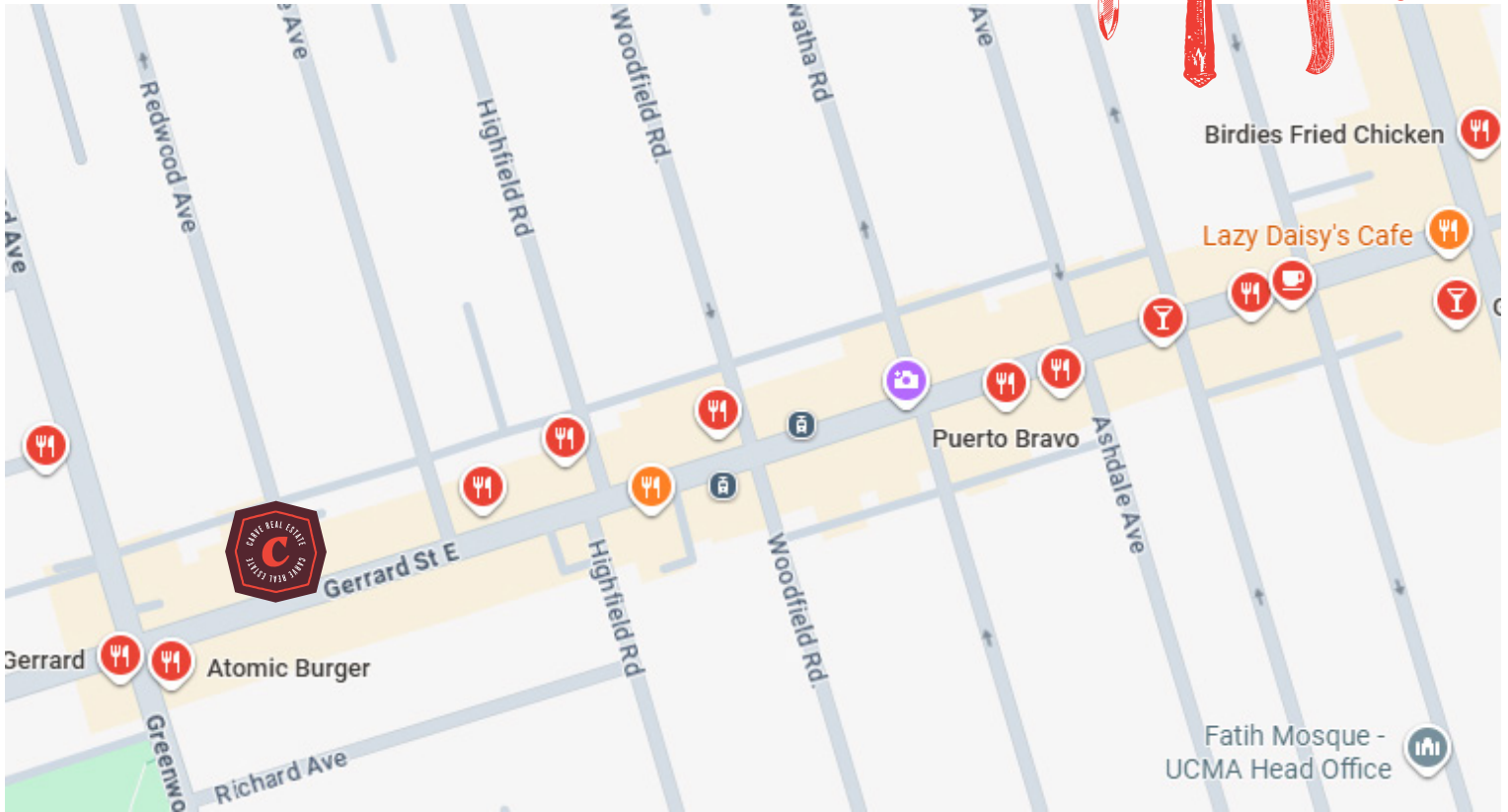
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BUILDING DETAILS

Located in the heart of Toronto's Little India on Gerrard Street East, this restaurant sits within one of the city's most established and recognizable dining districts. The area benefits from a strong mix of restaurants, independent businesses, residential neighbourhoods, and steady pedestrian activity, creating an excellent environment for a new food concept.

The efficient 1,200 Sq Ft premises are supported by 200-amp power and established commercial kitchen infrastructure, making it possible for a new operator to take over an existing restaurant space rather than undertake an expensive buildout. Seating for 42 provides a manageable dining room while still supporting a strong takeout and delivery business.

Available for lease and ready for rebranding, this is an excellent opportunity for an independent operator, restaurant group, or franchise looking to establish a presence on Gerrard East. The combination of a recognized dining destination, turnkey restaurant infrastructure, and an excellent long-term lease makes this a compelling location for a new concept.

LOT SIZE

Frontage:

16.06 Sq Ft

Depth:

Approximately 70.00 Sq Ft

Perimeter:

167.32 ft

Dimensions:

68.77 ft x 14.99 ft x 68.77 ft x 16.56 ft

Size:

1,076.39 ft² (0.025 ac)

Lot Measurement Accuracy:

LOW



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