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FOR SALE

1157 ST CLAIR AVE W, TORONTO

$149,000

$4,000 Gross Rent

2,000 Sq Ft

Licensed Restaurant with Patio

CABACOA

Licensed restaurant with a full commercial kitchen and patio in the heart of Toronto's vibrant St. Clair Village. Currently operating as a very popular Dominican restaurant, this is an outstanding opportunity to acquire a turnkey hospitality business in a growing neighbourhood with strong local support and excellent foot traffic.

The 2,000 Sq Ft layout is licensed for 55 guests inside plus 30 on the private back patio, making it well suited for dine-in service, private events, and takeout. Available for rebranding into a different concept, cuisine, or franchise, this versatile space offers tremendous potential for owner-operators, chefs, or established brands looking to expand.

Very attractive lease rate of just $4,000 Gross Rent with 3 + 5 + 5 years remaining. The fully equipped commercial kitchen features a 9-ft hood, 1 walk-in fridge, and everything needed to begin operations immediately. 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
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Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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OTHER LOCATIONS:



DOM MENDES BAKERY & PASTRIES

- Café & Bakery
- $4,185 Gross Rent
- 1700 Sq Ft
- Seating for 20



VIT BEO

- Licensed QSR
- $3,982 Gross Rent
- 1,700 Sq Ft
- Licensed for 19



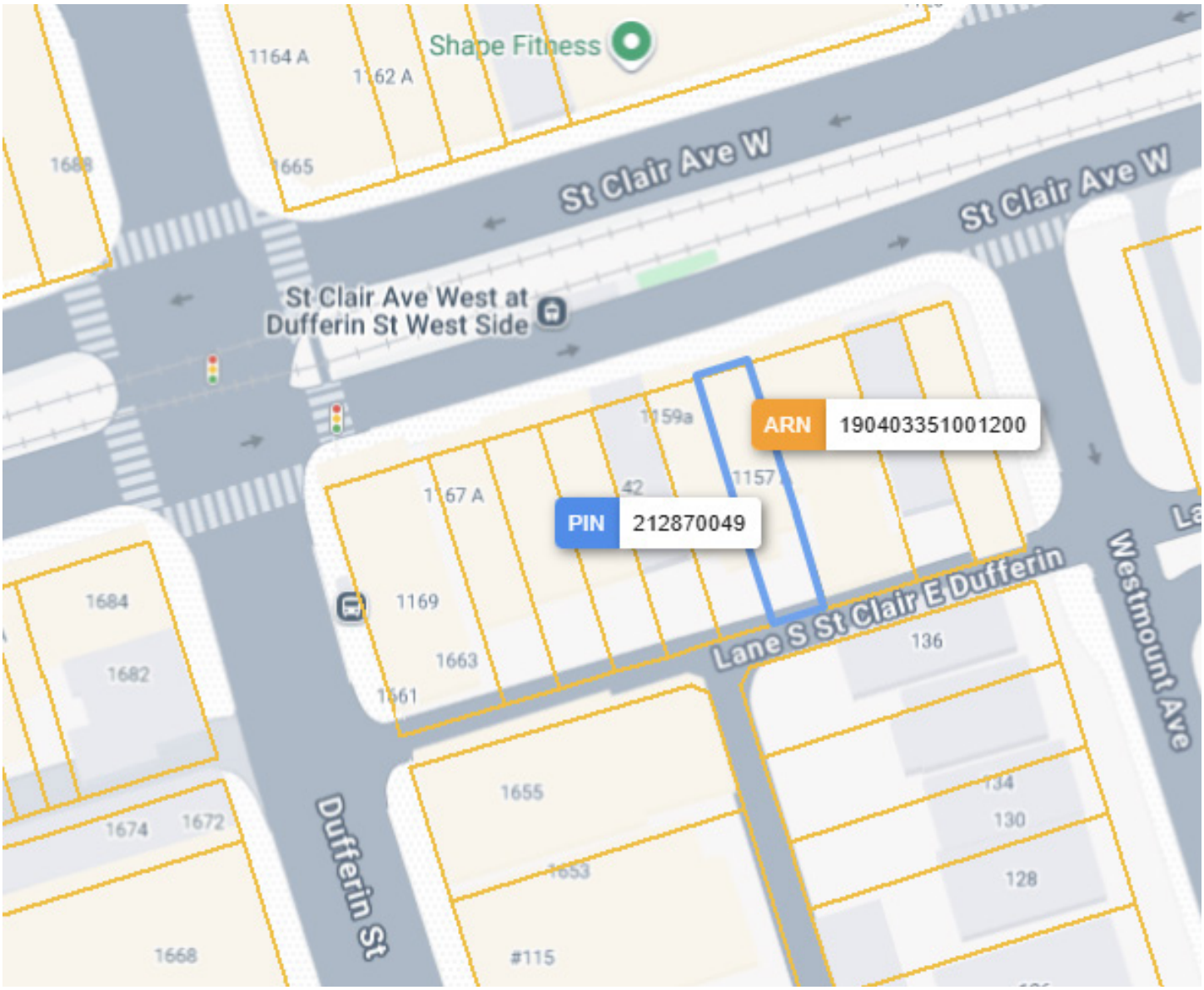
ASMERA BAR

- Licensed Restaurant with Patio
- $7,544 Gross Rent
- 1,900 Sq Ft
- Licensed for 65 + 20 Patio

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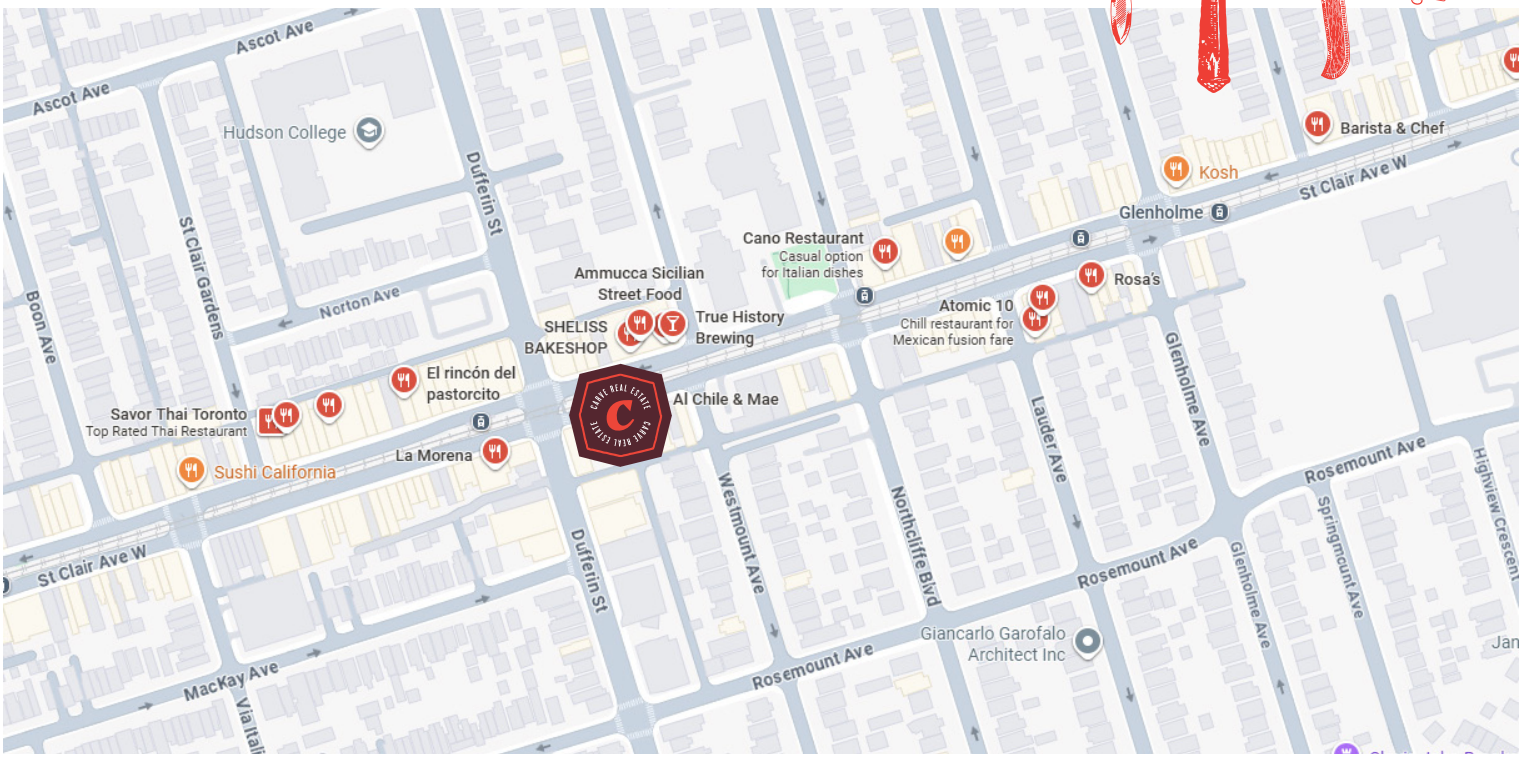


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BUILDING DETAILS

Located in the heart of St. Clair Village, this restaurant benefits from a lively mix of independent businesses, established neighbourhood amenities, and a growing residential population. The area continues to attract new investment while maintaining its strong local character, creating an excellent environment for hospitality businesses.

The space offers a practical and efficient layout with excellent frontage, strong visibility, and a welcoming dining room complemented by a spacious rear patio. The full commercial kitchen is designed to handle a wide range of food concepts, making the restaurant equally suitable for dine-in, takeout, catering, or delivery-focused operations.

With an attractive gross lease, a fully built-out interior, and valuable existing leasehold improvements, this is an outstanding opportunity to establish your own brand in one of Toronto's emerging restaurant corridors. Turnkey opportunities with this combination of size, patio, equipment, and lease economics are increasingly difficult to find. Please do not go direct or speak to staff or ownership.

LOT SIZE

Frontage:
19.7 ft

Depth:
93.23 ft

Dimensions:
19.74 ft x 93.23 ft x 19.95 ft x 93.23 ft

Perimeter:
223.10 ft

Size:
1,840.63 ft^2 (0.042 ac)

Lot Measurement Accuracy:
LOW

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