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FOR SALE

1444 DUPONT ST, TORONTO

$379,000

$16,985 Gross Rent

4,300 Sq Ft

Licensed Restaurant with Patio

ENOTECA ROSSIO & PIRI PIRI GRILL

Gorgeous licensed restaurant on Dupont Street in Toronto with a long history of excellent sales. Currently operating as Enoteca Rossio & Piri Piri Grill, this impressive 4,300 sq ft restaurant is available for rebranding into a different concept, cuisine, or franchise.

Beautiful multi-room layout featuring three distinct dining areas, two large bars, and an expansive licensed patio. Licensed for 140 inside plus 124 on the patio and ideal for private parties, functions, and large group bookings. A true chef's kitchen featuring 15-ft and 6-ft commercial hoods, a pizza oven, and an extensive selection of equipment, much of it custom-made in Europe.

Brand new lease to be provided at $16,985 Gross Rent including TMI with a 5 + 5 + 5 year term. Exceptional turnkey opportunity for an experienced restaurateur, hospitality group, or franchise operator. 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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OTHER LOCATIONS:



SHAAZ INDIAN CUISINE

- Licensed Restaurant with Patio
- $17,614 Gross Rent
- 5,500 Sq Ft
- Licensed for 245 + 20 Patio



MORGANS ON THE DANFORTH

- Licensed Restaurant with Patio
- $7,256 Gross Rent
- 1,200 Sq Ft
- Licensed for 60 + 12 on Patio



DZÔ VIET EATERY

- Licensed Restaurant with Patio
- $15,986 Net Rent
- 4,700 Sq Ft
- Seating for 136 + 5 Patio

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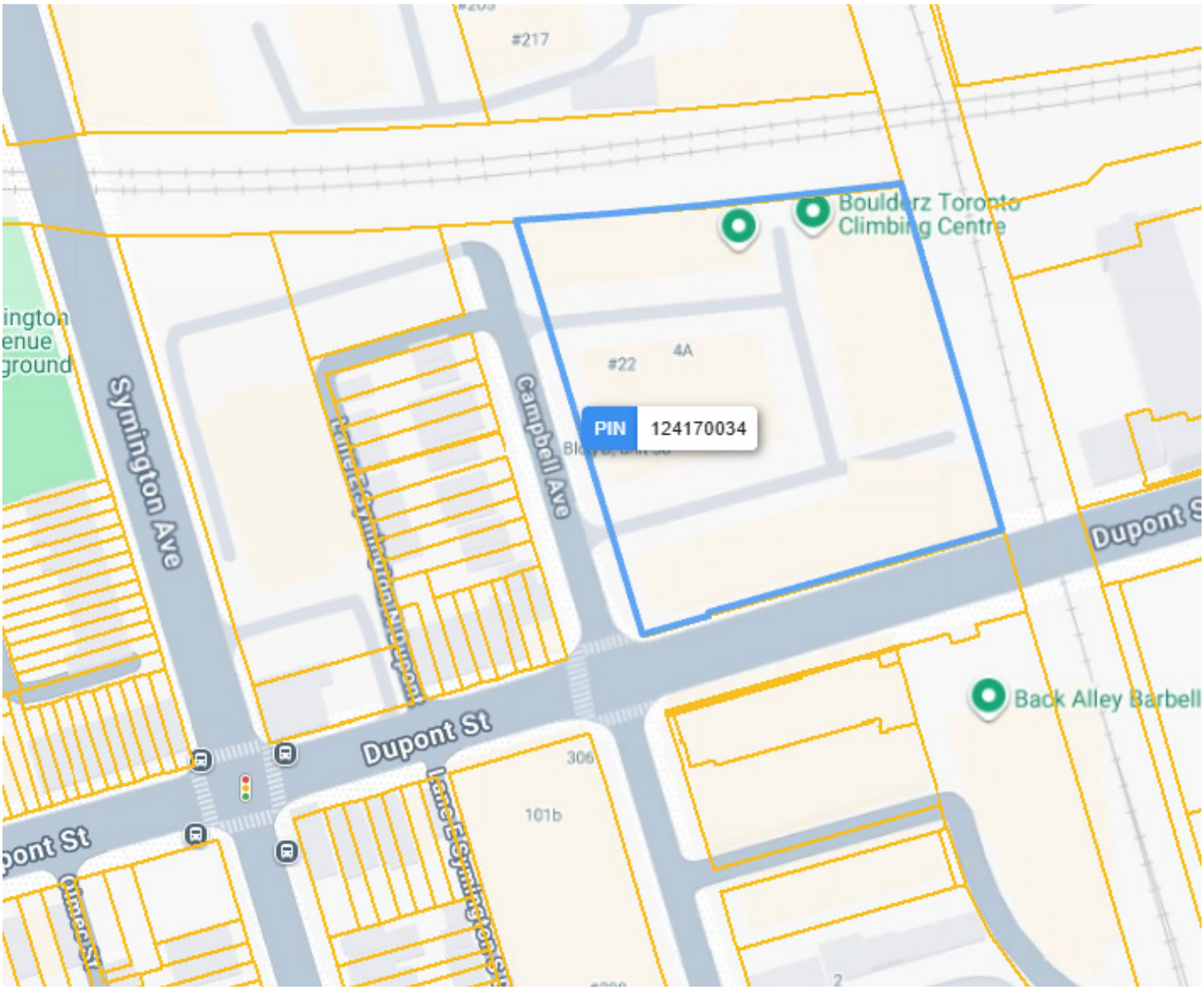

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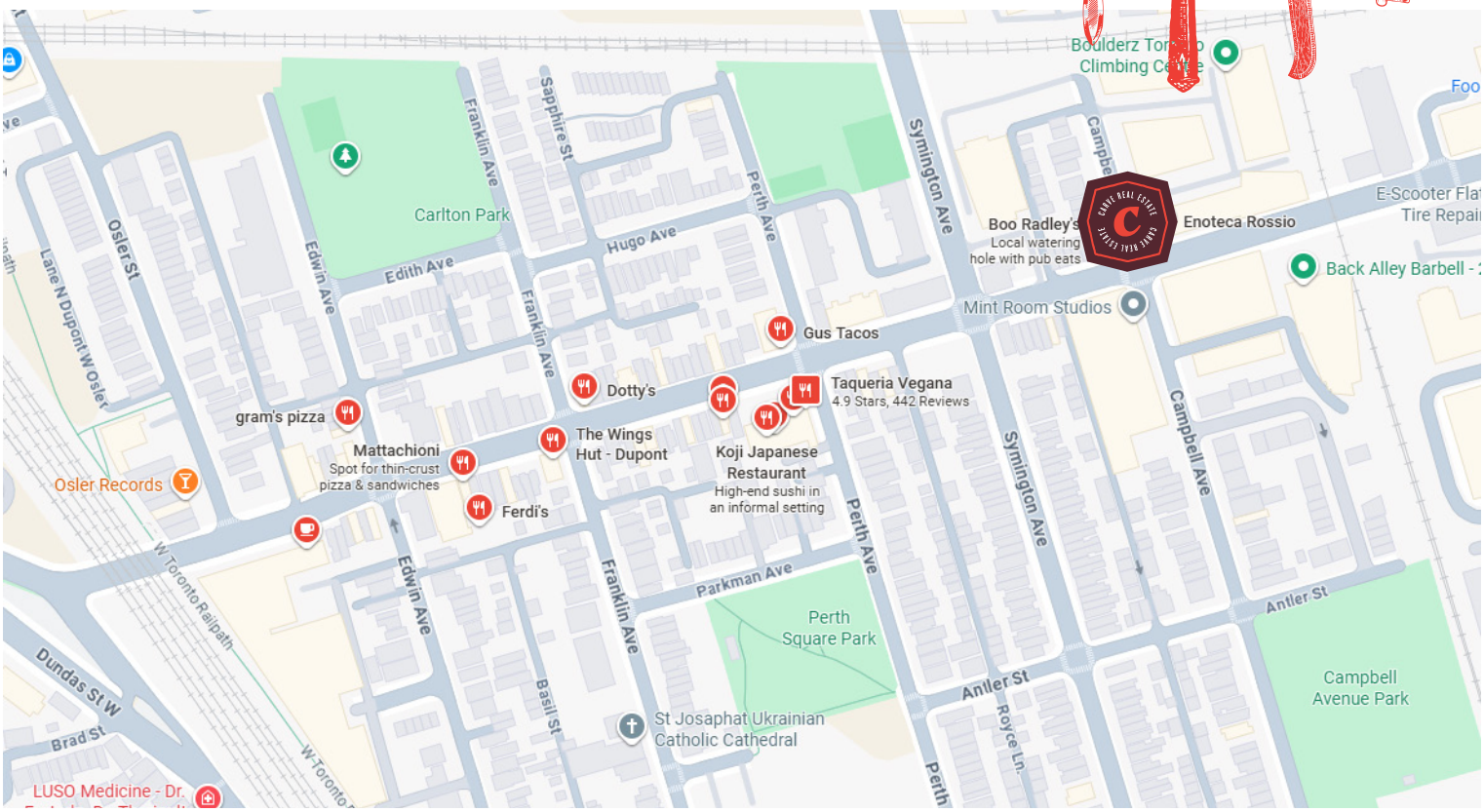

BUILDING DETAILS

Excellent location on Dupont Street in Toronto's west end, surrounded by established residential neighbourhoods, independent businesses, and ongoing residential developments. Dupont continues to evolve into a popular dining and entertainment corridor with a growing local customer base.

An incredible 53 parking spaces provide a significant competitive advantage in an area where dedicated restaurant parking is extremely rare. Excellent street exposure and convenient access for customers from across the city.

The premises feature 200-amp power and an impressive commercial infrastructure suited to high-volume restaurant operations. A rare opportunity to secure a restaurant of this size and calibre with such extensive parking in central Toronto.

LOT SIZE

Frontage:
316 ft

Depth:
Approximately 363 ft

Perimeter:
1,305.77 ft

Dimensions:
302.44 ft x 324.50 ft x 363.19 ft x 59.14 ft x 1.51 ft x 257.03 ft

Size:
104,808.09 ft^2 (2.406 ac)

Lot Measurement Accuracy:
LOW

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