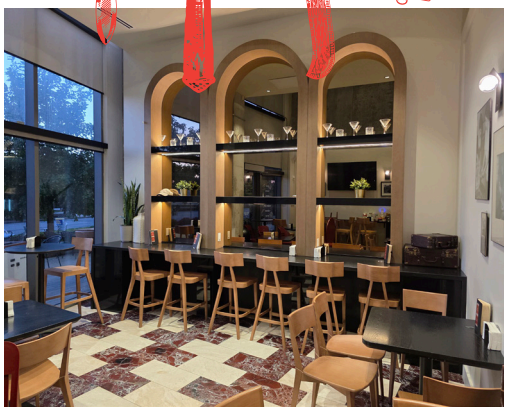
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FOR SALE

110 MARINE PARADE DR, ETOBICOKE

$1,199,000

$12,566 Gross Rent

2,134 Sq Ft

Licensed Restaurant

SAN VITO'S BAKERY

San Vito's Bakery is a highly successful licensed restaurant, bakery, takeaway, and Italian market located in Etobicoke's beautiful Humber Bay Shores neighbourhood. This established and profitable business offers multiple revenue streams in one of Toronto's most desirable waterfront communities, surrounded by excellent restaurants, residential towers, and a growing local population.

This impressive 2,250 Sq Ft operation features licensed seating for 30 inside plus 20 on the patio. Offering a combination of bakery, restaurant, takeaway, and Italian specialty market sales, the business enjoys excellent profit margins and is well suited for either a hands-on owner-operator or a hands-off investor looking for an established and successful operation.

Lease rate of $12,566 Gross Rent including TMI with 4 + 5 years remaining. The premises include 2 washrooms and 2 parking spaces included in the lease. A fantastic opportunity to acquire a profitable, established business in a thriving waterfront neighbourhood. 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
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carverealestate.com

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OTHER LOCATIONS:



DISCREET DOWNTOWN ITALIAN RESTAURANT

- Italian Restaurant with Patio
- 5,000 Sq Ft
- $30,000 Gross Rent
- Seating for 106 + 20 Patio



DISCREET OMAKASE RESTAURANT

- Excellent Money Maker
- 1,600 Sq Ft
- $4,916 Gross Rent
- Licensed for 20



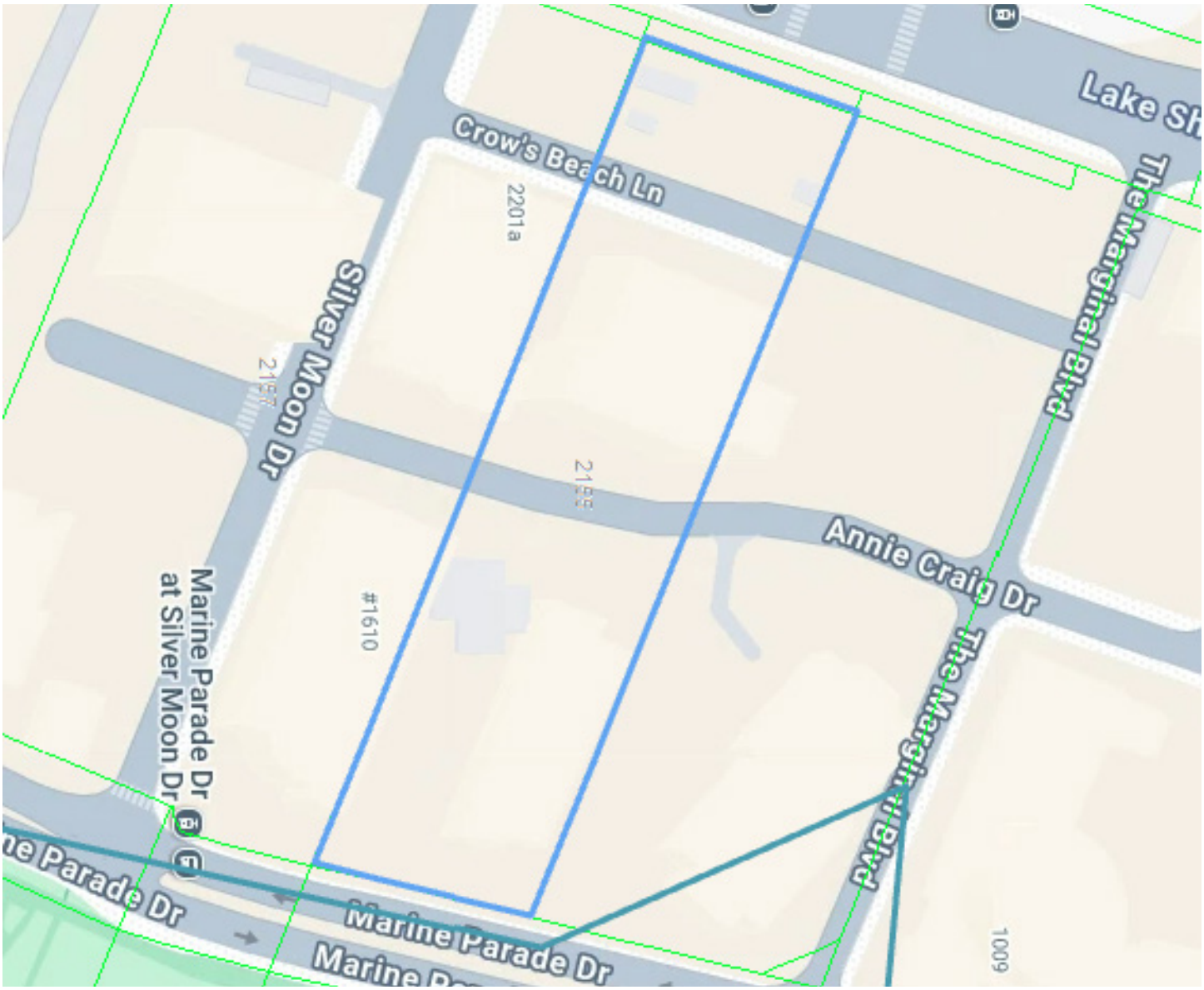
MAD MEXICAN

- Licensed Restaurant and Production Kitchen
- 4,006 Sq Ft
- $10,176 Gross Rent
- Licensed for 113

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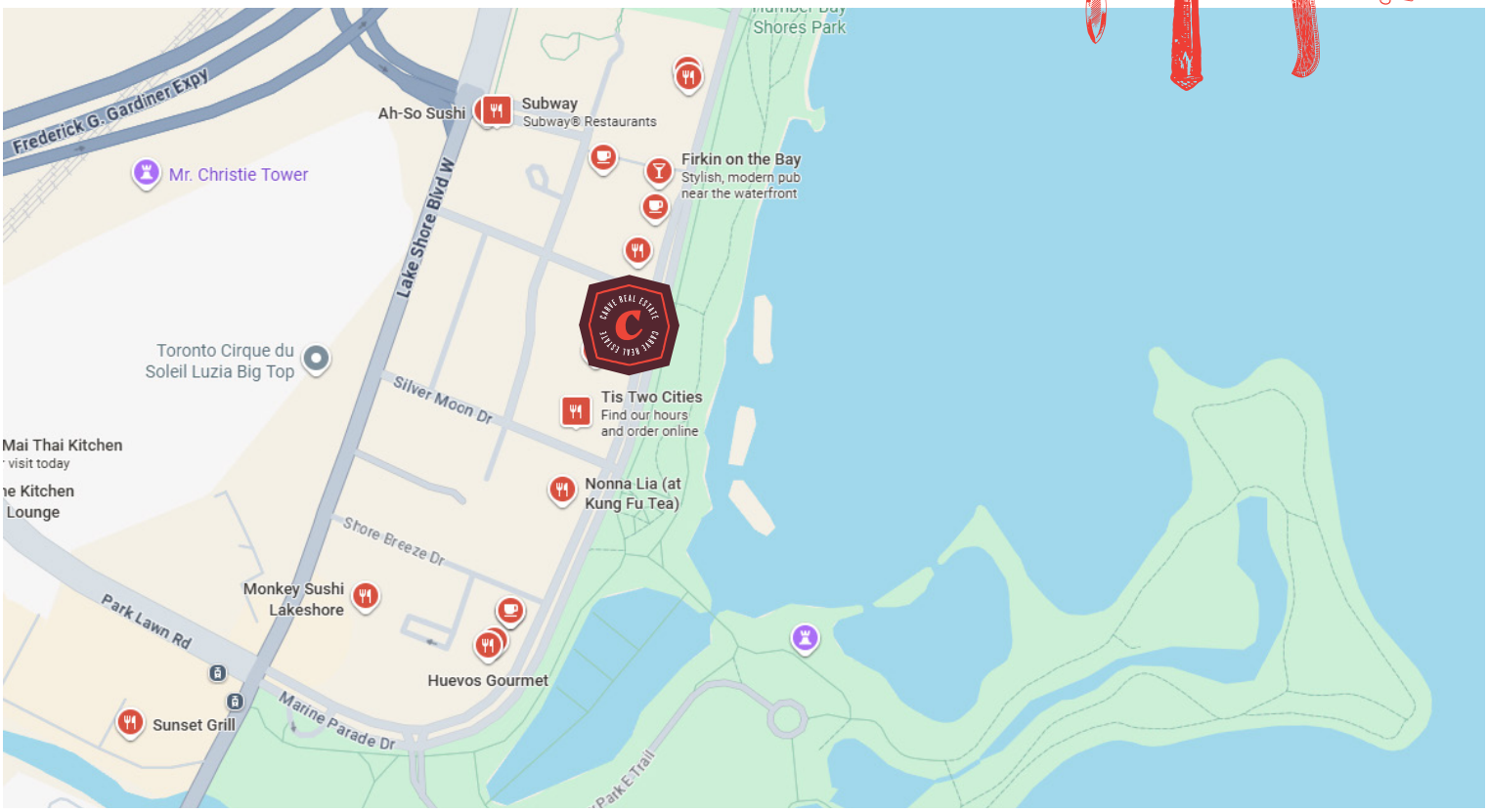
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BUILDING DETAILS

Located in Etobicoke's beautiful Humber Bay Shores neighbourhood, San Vito's Bakery enjoys an excellent location along Toronto's vibrant waterfront. This highly desirable community features a growing population, numerous condominium towers, popular restaurants and cafés, and excellent access to downtown Toronto, the Gardiner Expressway, and Lake Shore Boulevard West.

Situated at the base of a large residential condominium building, the business benefits from a built-in customer base and strong surrounding demographics. Humber Bay Shores is one of Etobicoke's most sought-after waterfront communities, with a mix of affluent residents, young professionals, families, and visitors enjoying the area's parks, trails, and thriving restaurant scene.

The versatile 2,250 Sq Ft premises feature 200-amp power, 2 washrooms, and 2 dedicated parking spaces included in the lease. The licensed dining area accommodates 30 guests inside plus 20 on the patio, while the layout supports a successful combination of restaurant, bakery, takeaway, and Italian specialty market operations. Please do not go direct or speak to staff or ownership.

LOT SIZE

Frontage:
149.97 Ft

Depth:
Approximately 267.76 Ft

Dimensions:
267.76 ft x 149.97 ft x 596.04 ft x 149.42 ft x 313.63 ft

Size:
40,155.96

Lot Measurement Accuracy:
LOW

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