



Unleash Your Creativity ★

IN THIS COZY CAFE/STUDIO



974 College St, Toronto, ON M6H 1A5

NESTLED IN THE DUFFERIN GROVE NEIGHBOURHOOD, YOUR OPPORTUNITY TO OWN & OPERATE THIS COZY CAFE/STUDIO SPACE AWAITS!

LICENSED FOR 30 INSIDE AND 7 ON THE FRONT PATIO
WITH POTENTIAL TO INCREASE THE INSIDE!

WITH 2,000 SQ FT, THIS SPACE CAN OPERATE AS A GALLERY, STUDIO, EVENT SPACE,
AND VENUE WITH A CAFE PERFECTLY SITUATED TO ATTRACT WALK-BY TRAFFIC!

NET RENT: \$6,000 AND GROSS RENT: \$7,500

ASKING \$128,000

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF,
YOUR DISCRETION IS APPRECIATED.
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.

JASON KLEYN

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