



Cafe In The Heart Of The Junction ★

BEAUTIFULLY RENOVATED



382 Keele St, Toronto, ON M6P 2K8

**DO YOU FIND YOURSELF DAYDREAMING ABOUT OPENING YOUR OWN COFFEE SHOP?
WELL, THIS CAFE IS ABSOLUTELY TURNKEY!**

**CLOSE YOUR EYES AND ENVISION YOURSELF IN THIS 774 SQ FT LOCATION WHICH BOASTS
HIGH CEILINGS, EXPERTLY EXPOSED BRICK WALLS, AND A WARM ATMOSPHERE
THAT IS ACCENTUATED BY HIGH END FIXTURE & APPLIANCES.**

**THE BRIGHT BASEMENT HOUSES A VERY LARGE, FULLY EQUIPPED PREP KITCHEN
ALONG WITH TWO WASHROOMS AND AN OPEN OFFICE AREA.**

**FAVOURABLE LEASE IN PLACE AT JUST \$1,677.00 + \$ \$1,300.00 2018 P/M TMI,
WITH 2.5 YEARS REMAINING AND A FURTHER 5 YEAR OPTION TO RENEW.
LLBO POTENTIAL 18 SEATS! COULD EASILY BE CONVERTED TO SUPPORT OTHER CONCEPTS!**

ASKING \$118,000

**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.**

BOBBY SHARPE

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