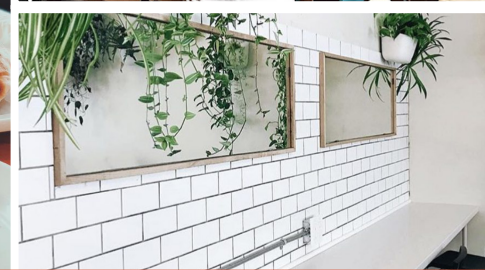




Turn Key Money Making Cafe ★ IN BLOORCOURT VILLAGE



3 Westmoreland Ave, Toronto

SALES, SALES, SALES. THIS CAFE IS CRUSHING IT!

HERE'S A CHANCE TO BUY A WELL MANAGED CASH FLOWING CAFE.

HIGH CEILINGS, HARDWOOD FLOORS & GORGEOUS PICTURE WINDOWS LET THE LIGHT POUR INTO THIS NEIGHBOURHOOD FAVOURITE.

THE CASH FLOW WILL MAKE IT A BREEZE TO GET FINANCING, AND YOU'LL MARVEL AT HOW LOW THE RENT IS FOR THIS APPROX 700 SQ FT 30 PERSON LLBO CAFE WITH A 40 PERSON LICENSED PATIO AND WALK-IN FRIDGE.

A BEAUTIFUL RESTORED THEATER IS SET TO OPEN RIGHT ACROSS THE STREET IN SPRING, SO EVEN MORE CUSTOMERS ARE COMING! LEASE - \$3000 GROSS + HST (5 + 5).

DON'T WAIT ON THIS ONE, IT WILL BE GONE, GONE, GONE.

ASKING - \$229,000

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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