

# Classic Italian Resto/Bar

## WITH A GORGEOUS GARDEN PATIO

577 College St, Toronto, ON M6G 1B2



**\$8,500 NET LEASE**



**RARELY AVAILABLE 2-STOREY, 2,200 SQFT RESTAURANT THAT WAS FORMERLY HOME TO THE BELOVED SPOT KNOWN AS SIDECAR IN THE HEART OF LITTLE ITALY. INCLUDES 2 PARKING SPACES.**



- MAIN FLOOR DINING AREA FEATURES AN OPEN KITCHEN WITH EXPOSED BRICK. 2ND FLOOR IS A STYLISH COCKTAIL BAR AND IN THE BACK THERE IS A TRULY STUNNING GARDEN PATIO
- SOME RESTAURANT EQUIPMENT AVAILABLE
- LANDLORD WILL ONLY CONSIDER EXPERIENCED OPERATORS. LOOKING FOR SOLID LONG-TERM TENANTS
- LLBO FOR 44 INDOORS, 4 OUTDOORS ON THE NORTH SIDE AND 51 ON THE SOUTH

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.



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