

# Freestanding Corner

## JUST STEPS FROM CHRISTIE PITS



815 Bloor St W, Toronto, ON M6G 1M1

**ASKING \$149,000**

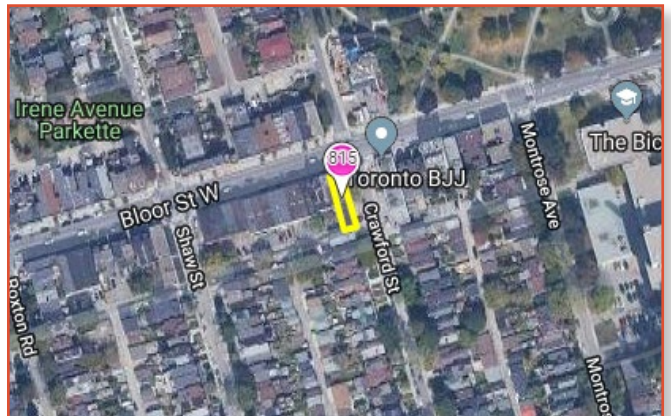


**THIS RUSTIC CAFE / BAR SERVING COCKTAILS AND CRAFT BEER HAS A REMARKABLE PATIO ON THIS PRIME CORNER LOT FRONT ONTO BLOOR STREET WEST**



- LLBO FOR 38 INSIDE AND 53 ON THE HUGE SIDE PATIO
- ELEGANT INTERIOR DESIGN WITH EXPOSED BRICK. FULL KITCHEN WITH WALK IN FRIDGE & 10" COMMERCIAL HOOD
- RENT IS \$5,900 INCLUDING TMI & HST
- 2 BEDROOM APARTMENT UPSTAIRS INCLUDED AT \$1,550/MONTH
- 4 YEARS LEFT ON THE LEASE WITH A 5-YEAR RENEWAL OPTION
- CAN BE RUN HANDS OFF OR ON

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.



**ORI GRAD**

MANAGING DIRECTOR & BROKER

O: 416.953.3052

OriGrad@chirealestate.ca

**CHirealestate.ca**

*Your Trusted Source For Commercial,  
Hospitality & Investment Real Estate*

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated  
This document is not meant to solicit existing listings. (12.2002).

Although the information has been obtained from sources deemed reliable, members of CHI Real Estate Group make no guarantees as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.