

# Double Kitchen Restaurant/Bar

AT COLLEGE AND AUGUSTA IN KENSINGTON MARKET

319 Augusta Ave, Toronto On



PRICE \$49,000



GREAT LOCATION WITH 2 FULL KITCHENS,  
TONS OF STORAGE AND REFRIGERATION IN  
DOWNTOWN TORONTO. PERFECT FOR NEW  
KITCHEN CONCEPTS

- AMAZING FRONT PATIO ON THE SUNNY SIDE OF AUGUSTA
- 3,100 SQFT
- BASEMENT HAS A FULL KITCHEN AND TONS OF REFRIGERATION
- CURRENT CAPACITY 40 INSIDE & 22 ON PATIO
- SELLER IS IN THE PROCESS OF INCREASING THE INDOOR LIQUOR LICENSE CAPACITY TO 177
- BASE RENT IS \$8,300
- LEASE EXPIRES 2024 WITH 2 YEAR 5 YEAR RENEWAL OPTIONS
- HUGE BACK ROOM SUITABLE FOR DIFFERENT PURPOSES
- SUITABLE FOR MICROBREWERY

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.



## MARK PARMIGIANI

DIRECTOR OF COMMERCIAL SALES & LEASING /  
SALES REPRESENTATIVE

C: 416.528.2799

markp@chirealestate.ca

## 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.



# Double Kitchen Restaurant/Bar

AT COLLEGE AND AUGUSTA IN KENSINGTON MARKET

319 Augusta Ave, Toronto On



## MARK PARMEGANI

DIRECTOR OF COMMERCIAL SALES & LEASING /  
SALES REPRESENTATIVE

C: 416.528.2799

markp@chirealestate.ca

## 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.