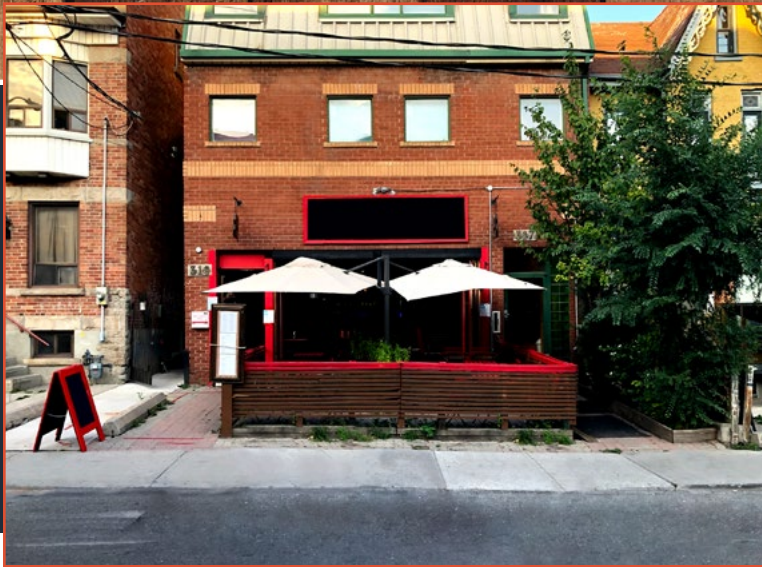


# Double Kitchen Restaurant/Bar

AT COLLEGE AND AUGUSTA IN KENSINGTON MARKET

319 Augusta Ave, Toronto On



PRICE \$38,000  
RENT \$8,650 / TMI \$1,600

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 \$8,650 TMI \$1,600
- LONG LEASE AVAILABLE
- 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

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Your Trusted Source For Commercial,  
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