

# Cool Resto-Bar with Patio

LOCATED IN KENSINGTON MARKET

276 Augusta Ave, Toronto ON M5T 2L9



ASKING \$40,000



SPACIOUS RESTO-BAR SPREAD OUT OVER 3 FLOORS WITH FRONT AND REAR PATIOS JUST ONE BLOCK FROM SPADINA & COLLEGE IN KENSINGTON MARKET

- LLBO FOR 60 INSIDE AND 39 BETWEEN BOTH PATIOS
- FULL COMMERCIAL KITCHEN WITH 8' HOOD
- NET LEASE \$7,980/MO TMI OF \$2,600
- SECOND FLOOR INCLUDES PREP AREA AND OFFICE SPACE
- \$40K FOR CHATTELS

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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