

Cafe in The Kip District

THE HEART OF UPCOMING ETOBICOKE CITY CENTRE

5126 Dundas St W , Etobicoke, ON M9A 1C2



PRICE: \$118,000



POPULAR ITALIAN CAFE ON ONE OF THE BUSIEST AND MOST TALKED ABOUT INTERSECTIONS IN ETOBICOKE KIPLING & DUNDAS ST W - THE KIP DISTRICT

- 1,395 SQ FT
- FULL BASEMENT
- NET MONTHLY RENT \$2,100 TMI IS \$11.10PSF
- POSSIBILITY TO INSTALL COMMERCIAL KITCHEN
- CURRENT LEASE EXPIRES JULY 2025
- 5 YEAR RENEWAL OPTION
- FRONT PATIO
- NO DEMO CLAUSE!

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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