

# Turn-Key Italian Restaurant/Bar

## IN THE HEART OF LITTLE ITALY

633 College St, Toronto, ON M6G 1B5



**ASKING \$118,000**



**FULLY BUILT OUT CLASSIC ITALIAN RESTAURANT/BAR ON COLLEGE BETWEEN GRACE & CLINTON.**

- APPROX 1,882 SQFT
- COMMERCIAL KITCHEN FEATURING 12' HOOD
- NET RENT \$6,911.65/MO (INCLUDES HST)
- TMI \$14PSF
- FULLY BUILT OUT MAIN FLOOR AND BASEMENT
- LLBO FOR 99

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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