

# Mi Taco Taqueria & Bubba's Crispy Fried Chicken

NEWLY RENOVATED & BEAUTIFULLY FINISHED

521 Bloor Street West Toronto, ON M5S 1Y4



ASKING \$199,000



JUMP IN AND CONTINUE THE SUCCESS OF THIS NEWLY RENOVATED & BEAUTIFULLY FINISHED MI TACO TAQUERIA & BUBBA'S CRISPY FRIED CHICKEN SITUATED ON BLOOR ST WEST NEAR BATHURST.

- APPROX. 1,175 SF MAIN FLOOR WITH VERY CLEAN 1,175 SF FULL BASEMENT-USED FOR OFFICE, DRY STORAGE, STAFF, AND WASHROOM
- 924 SF SECOND FLOOR SUBLEASED TO HAIR HOLISTIC FOR \$3,300/MTHLY PLUS HST - 5 YEAR TERM COMMENCED NOV 2019
- TOTAL RENT \$12,000 - MINUS \$3,128 FROM THE SECOND FLOOR
- \$8,872.68/MTHLY PLUS HST = GROSS RENT FOR THE RESTAURANT
- ELECTRICAL: 200 AMP SERVICE
- HVAC: 2 YR OLD 3 TON UNIT IN DINING ROOM, 2 YR OLD SPLIT SYSTEM IN KITCHEN, AND 2 YR OLD 3 TON UNIT FOR 2ND FLOOR
- 12 FT KITCHEN EXHAUST HOOD, WALK-IN COOLER & GREASE TRAP ONLY 2 YEARS OLD
- FRANCHISE DOCS PREPARED AND READY TO GO!
- LLBO FOR 30 INDOORS

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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