

# Cool Resto-Bar with Patio

## LOCATED IN KENSINGTON MARKET

276 Augusta Ave, Toronto ON M5T 2L9



**ASKING \$199,000**



**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
- APPROX 3,530 SF
- LEASE 4.5 YEARS + 5-YEAR RENEWAL OPTION
- RENT \$10,780 PLUS HST
- SECOND FLOOR INCLUDES PREP AREA AND OFFICE SPACE
- BASEMENT HAS A BAR AND WASHROOMS

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.



**CHRISTIAN PETRONIO**  
DIRECTOR OF HOSPITALITY DIVISION  
& SALES REPRESENTATIVE  
T: 647.299.5483  
CPetronio@chirealestate.ca

**ORI GRAD**  
MANAGING DIRECTOR & BROKER  
O: 416.953.3052  
OriGrad@chirealestate.ca

**CHirealestate.ca**  
*Your Trusted Source For Commercial,  
Hospitality & Investment Real Estate*

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated  
This document is not meant to solicit existing listings. (12.2002).

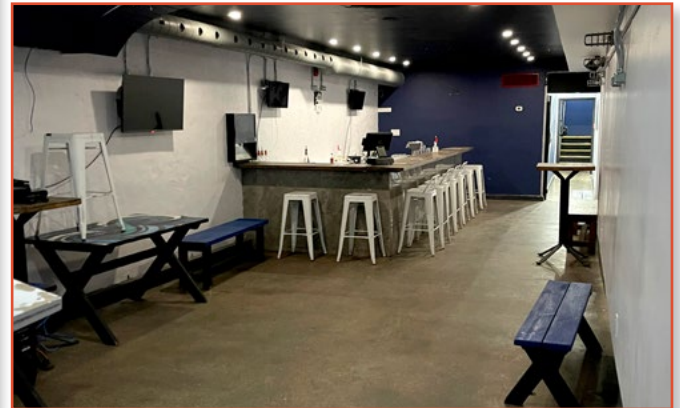
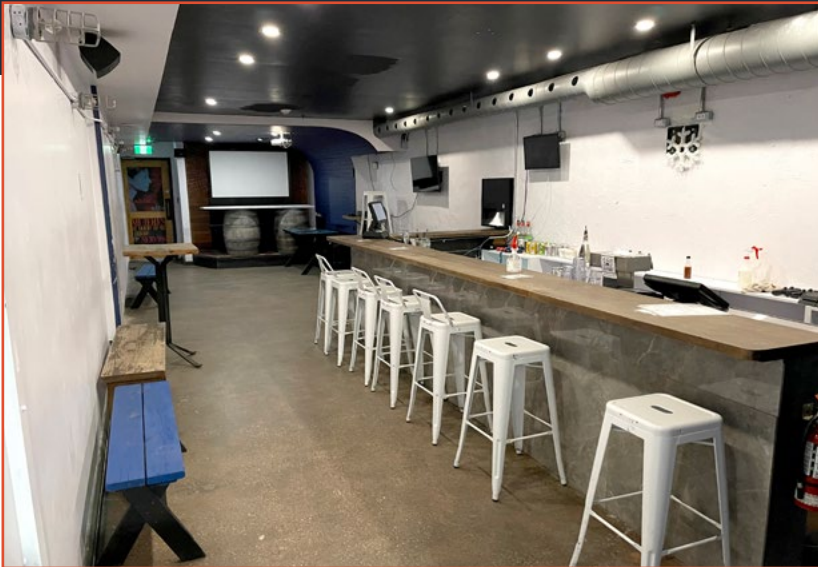
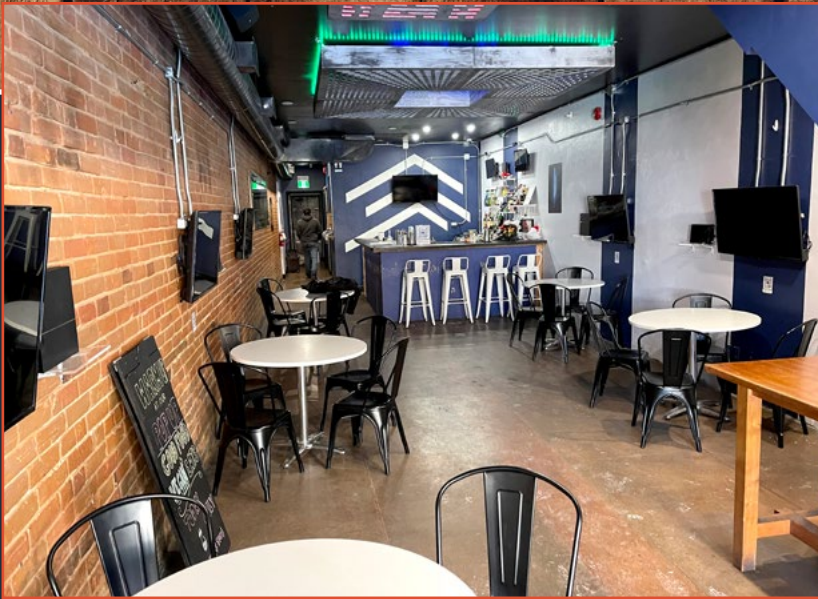
Although the information has been obtained from sources deemed reliable, members of CHI Real Estate Group make no guarantees as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.



# Cool Resto-Bar with Patio

LOCATED IN KENSINGTON MARKET

276 Augusta Ave, Toronto ON M5T 2L9



## CHRISTIAN PETRONIO

DIRECTOR OF HOSPITALITY DIVISION  
& SALES REPRESENTATIVE

T: 647.299.5483

CPetronio@chirealestate.ca

## ORI GRAD

MANAGING DIRECTOR & BROKER

O: 416.953.3052

OriGrad@chirealestate.ca

## CHirealestate.ca

Your Trusted Source For Commercial,  
Hospitality & Investment Real Estate

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated  
This document is not meant to solicit existing listings. (12.2002).

Although the information has been obtained from sources deemed reliable, members of CHI Real Estate Group make no guarantees as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.