

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 SQFT
- LEASE 8 YEARS + 5-YEAR RENEWAL OPTION
- RENT \$8,300
- TMI \$2,600
- 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

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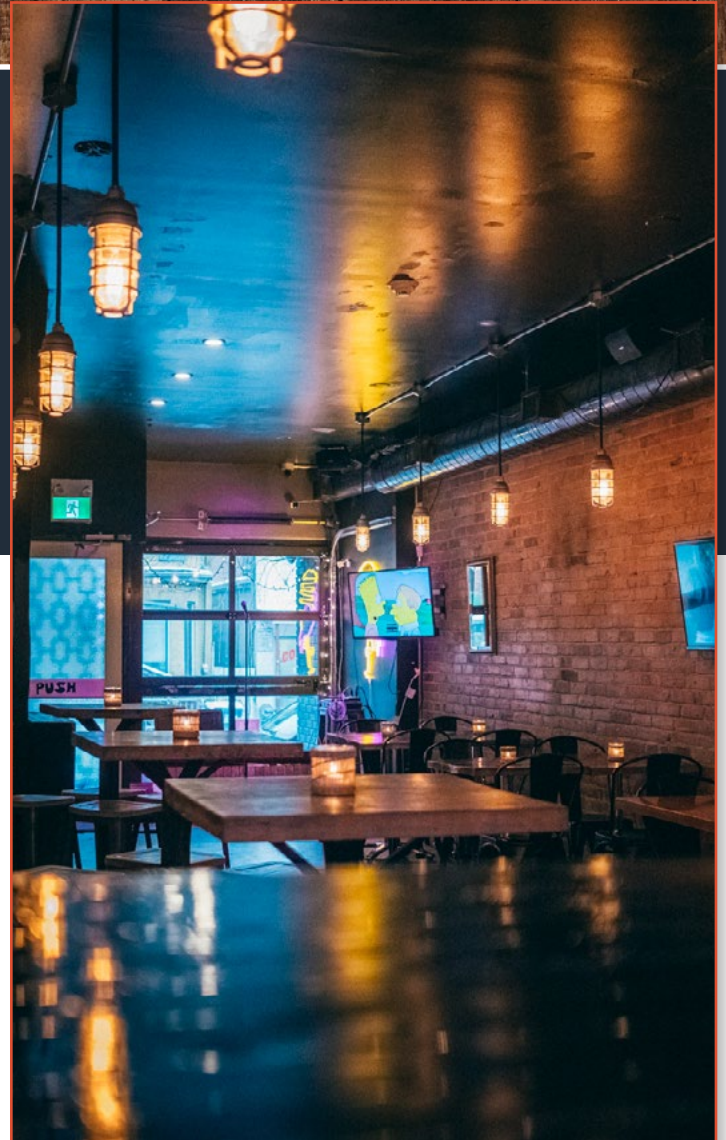
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