

# Cute Cafe with Patio

## WITH COCKTAIL BAR POTENTIAL



196 Borden St M5S 2N3



ASKING \$95,000

### Cozy Corner Cafe in Harbord Village. Easily Adapted to a Number of Concepts.

- 850 SQFT
- INCLUDES TOP OF THE LINE CHATELS: CONVECTION OVEN, DELI SLICER, ESPRESSO MACHINE + MORE
- CORNER PATIO
- LLBO FOR 30
- FREE PARKING ON LIPPINCOTT
- RENT \$5,702.33 (INCLUDES TMI)
- CURRENT LEASE TO DEC. 2025 + 5 YEAR RENEWAL
- ON THE TTC LINE

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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