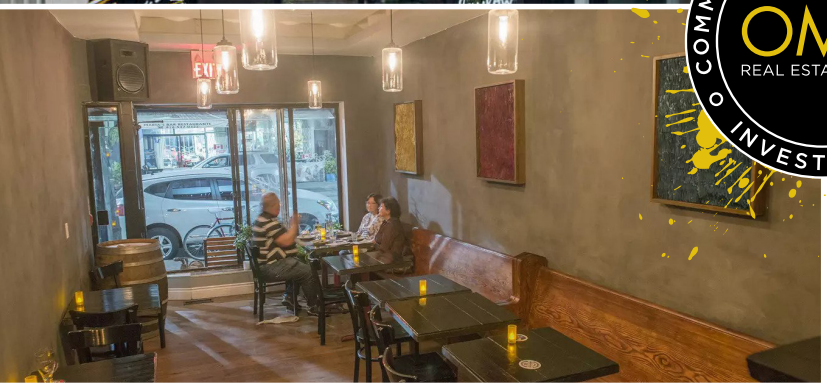
**TORONTO**
**1144 COLLEGE STREET**

**FOR SALE**

# VERSATILE VENUE FOR SALE ON AN UP & COMING PART OF COLLEGE ST.



- BREW PUB, RESTAURANT AND VENUE SPACE FOR SALE
- AT 1,400 SQUARE FEET PLUS FULL BASEMENT THIS IS THE PERFECT SIZE
- LICENSED FOR 30 SEATS INSIDE WITH A BREW PUB ENDORSEMENT
- FULL KITCHEN WITH EXHAUST HOOD AND FIRE SUPPRESSION
- RECENT UPGRADES INCLUDE NEW HEATING/ COOLING SYSTEMS AND MORE
- ONE PRIVATE PARKING SPACE IN THE BACK WITH A GREEN P LOT DIRECTLY BEHIND THE VENUE
- BRIGHT WINDOWS OPEN UP DIRECTLY ONTO THE STREET PROVIDING A WELCOMING ATMOSPHERE TO THE DINING ROOM AND BAR AREA
- "CAFE T.O." PATIO PERMIT POSSIBILITIES FOR FRONT PATIO

## THIS SPACE COULD SUIT ANY CONCEPT
## THIS IS THE ONE!

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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