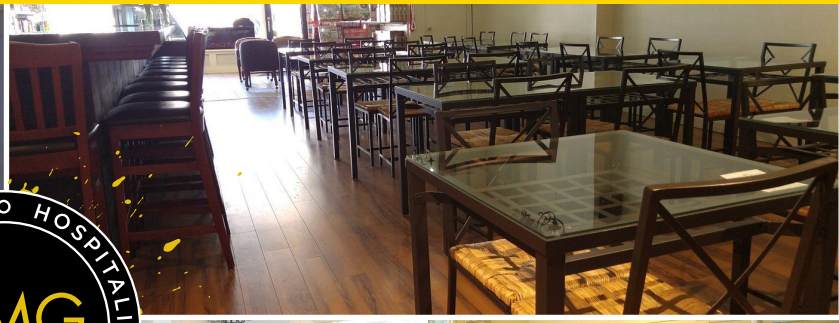
NEW TORONTO HOSPITALITY OPPORTUNITY FOR SALE

3209 LAKESHORE BLVD. WEST, ETOBICOKE



COMMERCIAL HOSPITALITY INVESTMENTS
OMG REAL ESTATE TEAM

1,900 SQ. FT. MAIN FLOOR PLUS 200 SQ. FT. STORAGE IN LOWER LEVEL

• WELL KNOWN IN COMMUNITY • LICENSED FOR 85 !!! W/ CAFE T.O PATIO POTENTIAL •

• FUNCTIONAL DOMESTIC KITCHEN • 2 YEAR LEASE W/ 5 YEAR OPTION •

• POTENTIAL FOR NEW 5 + 5 YEAR LEASE • MONTHLY RENTAL RATE OF ONLY $4,645.00

INCLUSIVE ON TMI & UTILITIES!! PRESENTLY OPERATING AS "FUNNY BONES GAMES LOUNGE AND CAFE" • SUIT ANY CONCEPT •

• GREAT VISIBILITY IN THE EVER EVOLVING COMMUNITY •

COME TAKE A LOOK
ASKING PRICE: $150,000.00

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.

STEPHEN M. MURPHY

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SMURPHY@OMGREALESTATE.COM // **OMGREALESTATE.COM**

CENTURY 21 REGAL REALTY INC. BROKERAGE

COMMERCIAL HOSPITALITY INVESTMENTS
OMG REAL ESTATE TEAM

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