# QUEEN WEST WEST
# RESTAURANT OPPORTUNITY

## NEW 3 YEAR LEASE W/ OPTIONS TO RENEW. MONTHLY LEASE RATE OF $4,600.00 PLUS TMI

• A CHEF'S KITCHEN • BASEMENT CAN BE USED AS A COMMISSARY •

• WALK-IN FRIDGE PLUS PRODUCTION AREA • WILL SUIT ANY CONCEPT •

• 8 FOOT EXHAUST HOOD WITH FIRE SUPPRESSION, GREASE TRAPS AND WALK IN COOLERS •

• ROLL UP GARAGE DOOR THAT OPENS UP ONTO THE STREET AND SMALL FRONT PATIO.

BEAUTIFUL DINING ROOM WITH HIGH END FINISHES •

• A FULL CHATTEL LIST AVAILABLE • LICENSED FOR 30 PLUS FRONT PATIO •

• THIS IS AS "TURN KEY" AS IT GETS • SINGLE CAR PARKING SPOT AVAILABLE ON-SITE

* WITH GREEN P PARKING LOT AT THE REAR OF THE BUILDING AS WELL •

**EXPAND YOUR BRAND OR BRING YOUR VISION TO LIFE WITH THIS UNBELIEVABLE OPPORTUNITY AND AMAZING SPACE**

## ASKING PRICE: PLEASE CALL LISTING AGENT

**CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.**


# STEPHEN M. MURPHY

**SALESPERSON // PRINCIPAL DIRECTOR**

**C:** 416.707.6563 **O:** 416.849.5360 **F:** 416.849.8987

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

CENTURY 21 REGAL REALTY INC. BROKERAGE


COMMERCIAL • HOSPITALITY • INVESTMENTS •

OMG REAL ESTATE TEAM


These statements are based upon information furnished by the principal and sources which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted. (E.&O.E.). This document is not meant to solicit existing listings. (12.2002). Independently owned and operated. ® TM, trademarks of Century 21 Real Estate, used under license.