

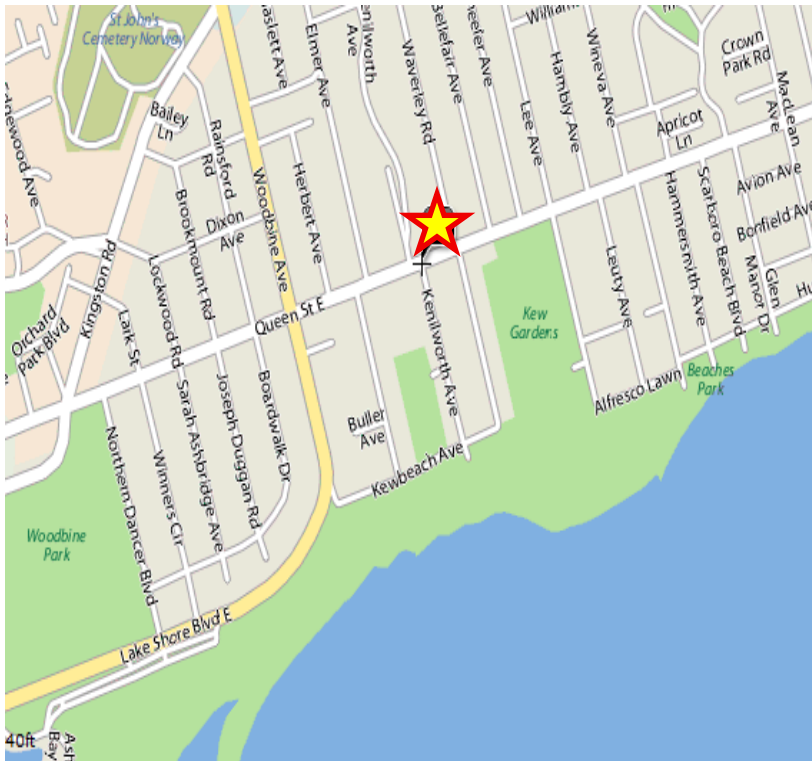
# NOW LEASING

## 3416sf Prime Corner Restaurant Site at the Beaches

**1963 Queen St, East**



**RARE OPPORTUNITY TO SECURE A PRIME CORNER RESTAURANT SITE IN THE BEACHES**



### Premises:

Ground Floor: 1808sf

Second Floor: 1610sf

3416sf + Patio + Full Basement

### Rates:

(3416sf Blended) NET: \$55/sf – TMI (2025): \$19.75/sf

### Highlights:

Fully Equipped Prime Corner Restaurant Site + Large Patio

At the busiest Queen St. Beach intersection. Walk-in

Cooler. Walk-in Freezer. Walk-in Beer Dispensary Room.

Liquor License. Massive Wraparound Signage Exposure

High Density Commercial & Residential Area

High Level of Pedestrian Traffic & Tourism

For more information, please contact:

**EMILE AMAR, Broker of Record**

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