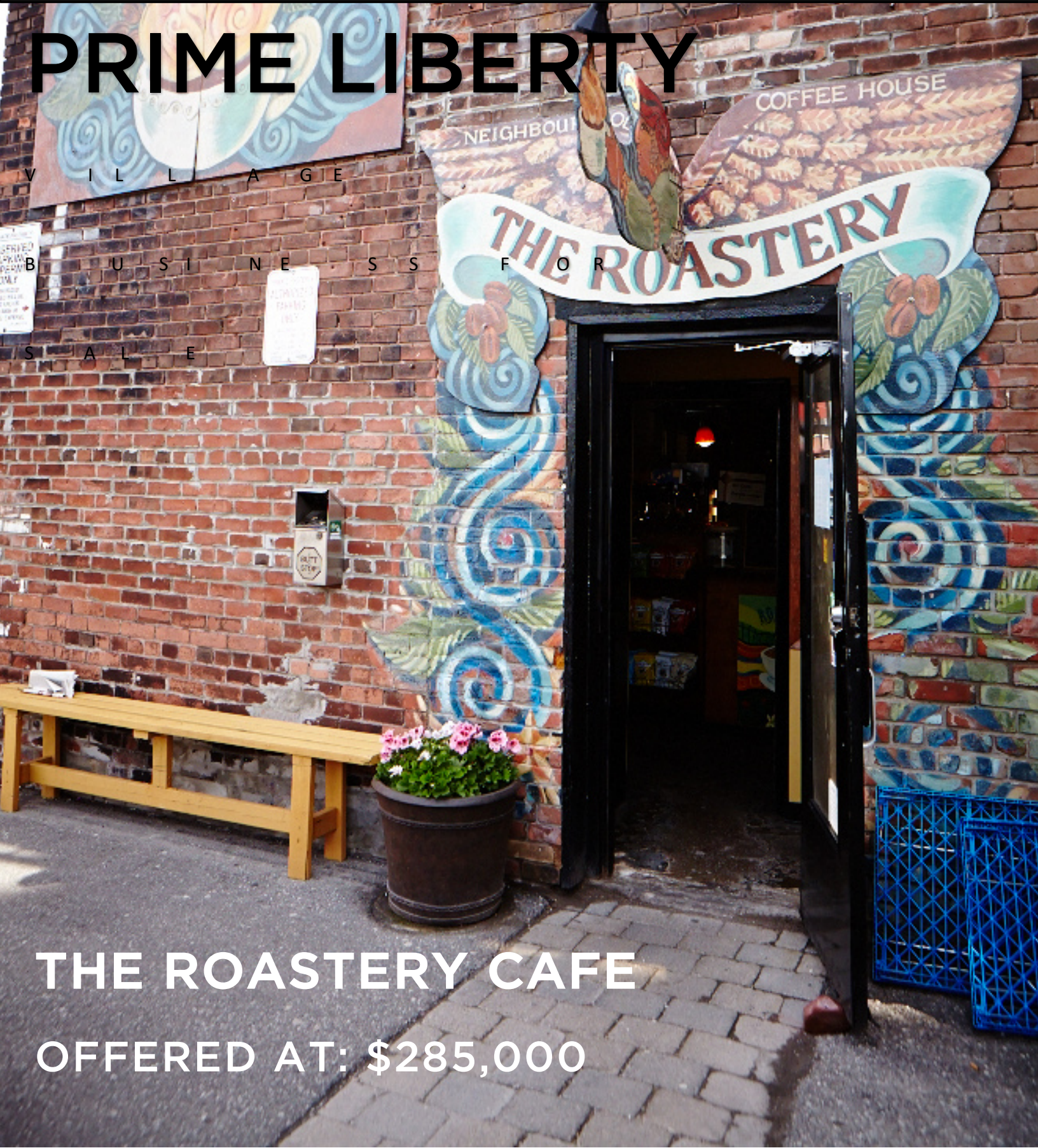




GITALIS
REAL
ESTATE

PRIME LIBERTY



THE ROASTERY CAFE

OFFERED AT: \$285,000



DETAILS

PRIME RETAIL OPPORTUNITY AT HIGH TRAFFIC CORNER IN LIBERTY VILLAGE, TORONTO.

FULLY FUNCTIONAL KITCHEN

OUTDOOR PATIO

INDOOR SEATING AREA

2,681 SQ. FT. OF RETAIL

(874 SQ. FT. OF OFFICE - office portion is rent free!)

***Please do not go direct or speak with staff.**

Lease Term: 7 Years remaining (sale/demo after 3 years)

Rental Rate: \$25 Net (\$40 Net for last 5 years)

TMI: \$13.99 (utilities are separately metered)

Annual Sales: \$950,000 (2016 statement)

Offering Price: \$285,000

Inclusions: All chattels and fixtures belonging to business.

Contact: Zev Gitalis, President*
Gitalis Real Estate Inc., Brokerage
416-840-3444
zev@gitalis.com

*Broker of Record





Commute to **Downtown Toronto**

9 min 25 min 15 min 53 min [View Routes](#)

Walker's Paradise
 Walk Score **94**
 Daily errands do not require a car.

Rider's Paradise
 Transit Score **97**
 World-class public transportation.

Bikeable
 Bike Score **57**
 Flat as a pancake, minimal bike lanes.

CONFIDENTIALITY AND LIMITING CONDITIONS

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