

FOR SALE

8 & 10 CLINTON ST

User/Investment Opportunity



REDWATER
CAPITAL

Property Details

Location Located on Clinton Street, south of College Street in Little Italy.

Building Details 8 Clinton St: 1,500 sf
10 Clinton St: 1,500 sf
Total 3,000 sf *excludes Basement

LEGAL DESCRIPTION PT LT D PL 356 CITY WEST AS IN CT644159; CITY OF TORONTO

FRONTAGE 29.18 FT

DEPTH 71.81 FT

SITE AREA 2,099 SF

ZONING R(0.6)

ASKING PRICE \$1,900,000.00

INVESTMENT SUMMARY

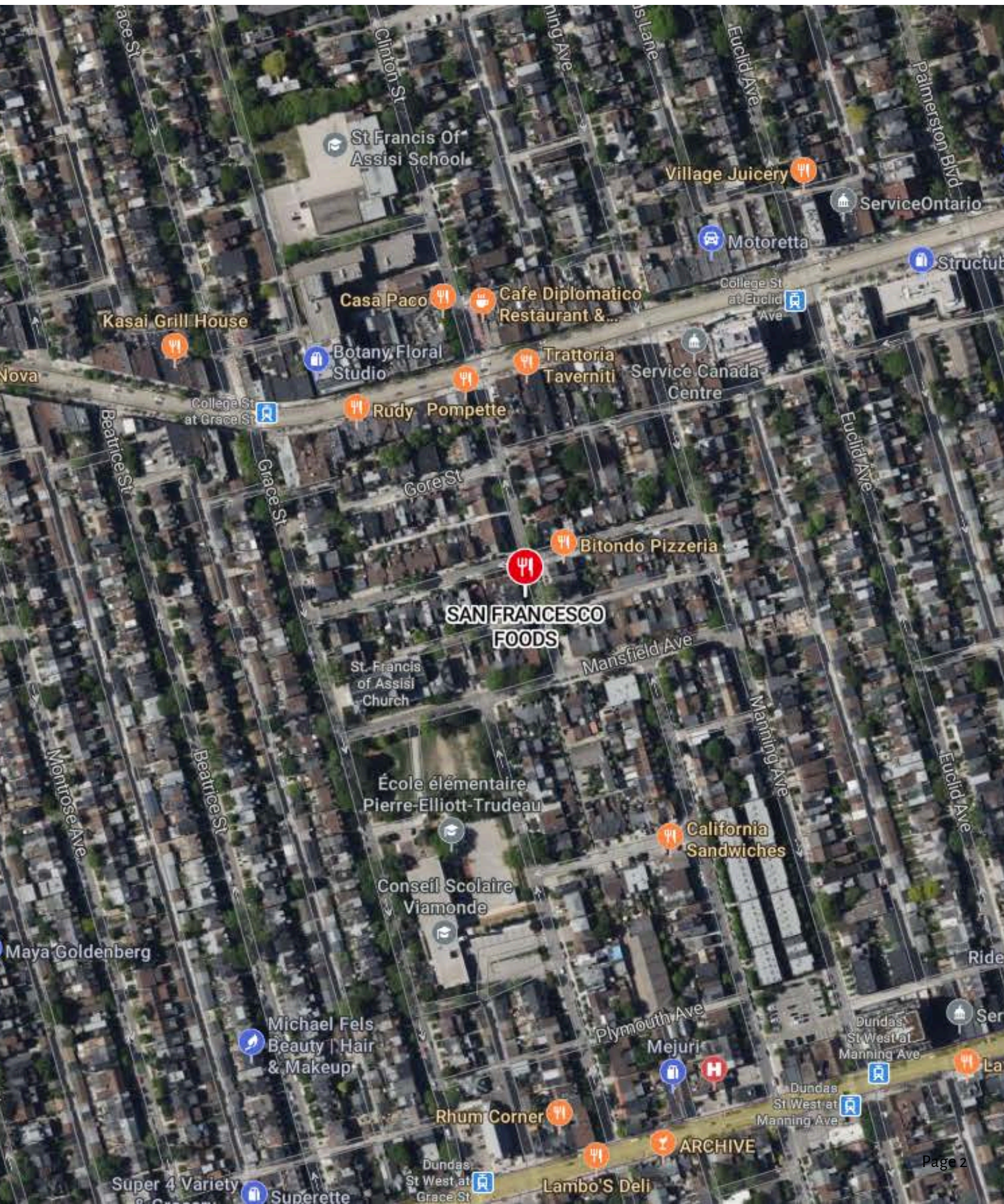
Unique investment opportunity adjacent to the historic Monarch Tavern in vibrant Little Italy. 10 Clinton Street features a main floor Quick Service Restaurant (QSR) with lower level prep area and washrooms, and upper level offices. Upon closing, the restaurant space will be vacant, and all equipment included in the sale. 8 Clinton Street comprises two fully leased apartments: a spacious two-bedroom unit spanning the main floor and basement, and a cozy one-bedroom unit on the second floor. In-place holding income in place.

ABOUT THE AREA

College Street in Toronto pulsates with a vibrant cultural scene, drawing in a diverse mix of students, artists, and culinary enthusiasts. This bustling district is renowned for its eclectic boutiques, authentic international dining, and a lively atmosphere that celebrates its rich tapestry of cultures. At its heart lies the historic Royal Cinema, a cherished destination for film aficionados, and the iconic Little Italy neighborhood, where annual festivals honor Italian heritage. Here, along College Street, visitors can immerse themselves in the essence of Italy, enjoying authentic cuisine, lively festivities, and a strong sense of community that resonates through its charming espresso bars and gelato shops.

Meanwhile, nestled within this cultural tapestry is the Monarch Tavern, a landmark since 1927. This beloved venue exudes vintage charm and is celebrated for its live music, inviting pub fare, and a warm, convivial atmosphere. It remains a quintessential spot where locals and visitors alike gather to enjoy cold drinks, good times, and a taste of Toronto's enduring cultural heritage.

Retail Map



FOR MORE INFORMATION PLEASE CONTACT



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