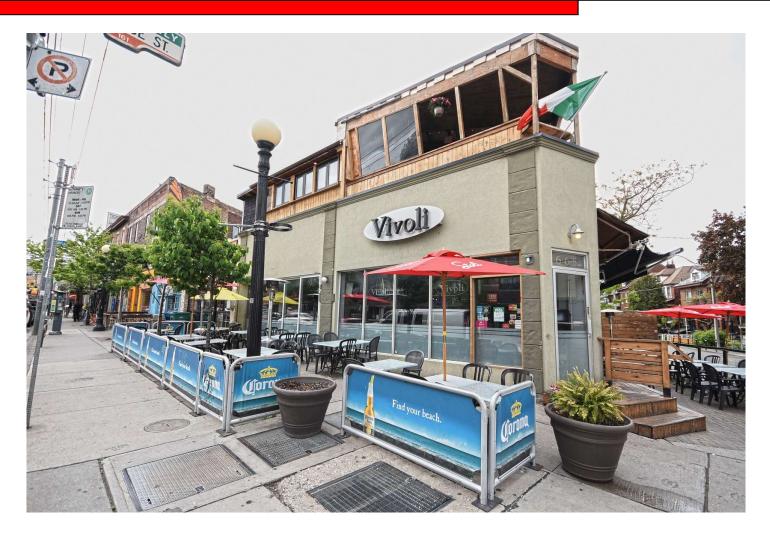
# **FOR SALE**

# 657-665 COLLEGE STREET (LITTLE ITALY), TORONTO PRIME CORNER – LEASED RETAIL / RESTAURANT



### "LITTLE ITALY" PRIME LOCATION HIGH VISIBILITY CORNER LOCATION EXTRA WIDE SIDE WALK FOR OUTDOOR PATIO DINING

PRICE: \$2,990,000

Ian Wilson, MBA, B.A. (Hons), ATPL

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#### **OVERVIEW**

This offering of three leased properties in one package on a prime corner retail location with frontage on both College Street and Beatrice Street which allows an Investor to own an iconic piece of Little Italy on this vibrant retail/residential strip.



**Location Map** 





#### **PROPERTY DETAILS**

**Location:** Southeast corner of College Street and Beatrice Street, half way between Ossington Avenue and Bathurst Street.

Site:	College Street frontage	87.5 feet
	Beatrice Street frontage	41.75 feet
	Site Area	1,872.9 sq ft

Zoning: CR (3.0) (c 1.0, r 2.5) SS2 (x2437)

This zoning permits a broad range of commercial and residential uses to a maximum of 3 times the site area.

Large outside patio area on both College and Beatrice Street frontages.

A convenient Green P parking lot abuts the property's southern boundary.



**Restaurant Interior** 



**Restaurant Interior** 







**Wood Fired Oven** 

#### **Upstairs** Patio

#### **BUILDINGS - DETAILS**

There are three contiguous buildings that are currently leased to retail/restaurant facilities. The municipal addresses are 657, 661, and 665 College Street.

**657 College Street** is a one storey 220 sq ft structure that was built in 1953/54 and is currently leased to a fish sandwich store. The lease expired on July 3, 2018 and has a 3-year renewal option. The current net rent is \$1,037.82/month.

**661 College Street** is a one storey 370 sq ft building with a basement and was built in 1910/11. It is currently leased to Ghazale Middle Eastern and Vegetarian foods. The lease expired on July 3, 2019 with a 5-year renewal option. The current net rent is \$1,714.00 /month.

\* The leases on both 657 and 661 College Street include demolition clauses with twelve months' notice. \*

**665 College Street** is a one storey 1300 sq ft building with an 1300 sq ft upstairs enclosed rooftop patio plus a basement. There is an extensive outside patio on both the College Street frontage and the Beatrice Street frontage. This building is currently leased to Vivoli Restaurant. The current net rent is \$7,410.00/ month.

TAXES - \$38,501.36/ 2017

LEGAL DESCRIPTION Pt Lt 6-7 Pl 748, City West as in CA520391, City of Toronto. Pin 212510396







657-661 COLLEGE STREET FRONTAGE

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