



FOR SALE

SALE OF BUSINESS

MLS# C13229580

# 422 College Street Main, Toronto, ON M5T 1T3

University, Toronto · M5T 1T3

C\$ 163,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 2         | 1,647 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

An outstanding opportunity to acquire a fully equipped, turnkey restaurant in one of Toronto's most vibrant dining destinations. Prime Corner Location - College Street & Bathurst, Little Italy Asset Sale Only: The Bollywood Tacos brand, recipes, trademarks, website, social media accounts, and intellectual property are not included. Property Features Approximately 980 sq. ft. High-visibility corner location Fully renovated interior Two washrooms Double air-conditioning system Lease Information Lease until May 2030 Current rent: \$3,250/month + TMI Potential 5-year extension (subject to landlord approval) Lease assignment subject to landlord approval Commercial Kitchen Equipment: 7' hood with fire suppression, walk-in cooler, two reach-in freezers, refrigerated prep table, Garland 6-burner range with oven, flat-top griddle, flame grill, deep fryers, 3-compartment sink, dishwasher, stainless prep tables, double-door display refrigerator, ice maker, soft-serve machine, double-head slushy machine, food pans, shelving, smallwares, cutlery, serving bowls, furniture, fixtures, and additional kitchen equipment. Licensing: Current City of Toronto licence: Eating and Drinking Establishment. Previously licensed to serve alcohol.

## PROPERTY DETAILS

|                |                  |
|----------------|------------------|
| PROPERTY TYPE  | Sale Of Business |
| LISTING STATUS | For Sale         |
| PROPERTY TYPE  | Sale Of Business |
| ANNUAL TAX     | \$910            |
| POSTAL CODE    | M5T 1T3          |
| NEIGHBOURHOOD  | University       |

GALLERY



## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE IGNITE REALTY

**Email:** pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.