



FOR SALE

SALE OF BUSINESS

MLS# C13783316

46 Kensington Avenue MAIN/BASEMENT, Toronto, ON M5T 2K1

Kensington-Chinatown, Toronto · M5T 2K1

C\$ 568,000

0	0	1,300	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fong On Foods Ltd is a well-established Asian food manufacturing, wholesale and retail business located on prime frontage in Toronto's iconic Kensington Market. Operating with a front-store and back-factory model, the company specializes in handmade traditional Asian tofu products, rice cakes, and premium Asian pastries. The business generates its core revenue from B2B wholesale distribution, with in-store retail serving as a steady supplementary income stream. Its product lineup includes fresh tofu, fried tofu, tofu pudding, traditional sugar rice cakes, and pandan mung bean cakes - high-demand daily essential food items with stable recurring consumption. The company has built long-term, reliable supply partnerships with major Asian supermarket chains across the Greater Toronto Area, including T&T Supermarket, Nations Fresh Foods, Foody Mart, Bestco, FreshWay, and Btrust. Tofu products are primarily distributed to local wholesale food companies, while signature pastries are supplied directly to retail supermarkets. The operating premise is leased at a monthly base rent of CAD 4,500 with no additional TMI fees. The tenancy has no fixed expiry date, and the landlord has confirmed willingness for continuous renewal. Future rent adjustments will be based solely on property tax increases, providing exceptional rental stability and predictable overhead costs compared to typical commercial leases in Toronto. The core value of this business lies in its established wholesale distribution channels, stable corporate client base, mature product formulas, decades-long local brand reputation, and consistent repeat order flow. All production equipment and operational assets are included in the business sale. As a staple fresh food manufacturer, the business features low cyclical risk, steady customer loyalty, and resilient demand throughout all seasons.

PROPERTY DETAILS

PROPERTY TYPE	Sale Of Business
LISTING STATUS	For Sale
PROPERTY TYPE	Sale Of Business
ANNUAL TAX	\$15,160
POSTAL CODE	M5T 2K1
NEIGHBOURHOOD	Kensington-Chinatown

GALLERY



LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.