



FOR SALE

SALE OF BUSINESS

MLS# C14113040

225 King Street W, Toronto, ON M5V 3M2

Waterfront Communities C1, Toronto · M5V 3M2

C\$ 395,000

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BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Secure a rare pre-opening QSR opportunity for Z-TECA - a modern Mexican eatery known for fresh, made-to-order burritos, bowls, tacos, and signature salsas, in the heart of Downtown Toronto at Metro Centre (225 King St W)-steps to the Financial & Entertainment Districts and directly connected to the PATH, delivering strong year-round customer flow. Surrounded by major office towers and dense condos, this location is built for consistent weekday demand, lunch-hour surges, and corporate catering-a perfect fit for Z-TECA's fast, customizable, crowd-pleasing menu. Toronto will host six FIFA World Cup 2026 matches. This may bring more traffic, more visitors, and better sales potential for downtown restaurants. This is a not-yet-open business, giving a buyer the advantage to start fresh, set standards from day one, and ramp up sales under a new 10-year lease commencing December, 2026. The premises offer an efficient 380 SF + storage footprint designed for high-volume service, plus an estimated \$75,000 tenant allowance to support improvements and build-out. Lease structure supports early growth (Year 1 percentage rent, then predictable base rent from Year 2+). Ideal for owner-operators or investors seeking a premium Downtown footprint with long-term stability and scalable upside.

PROPERTY DETAILS

PROPERTY TYPE	Sale Of Business
LISTING STATUS	For Sale
PROPERTY TYPE	Sale Of Business
POSTAL CODE	M5V 3M2
NEIGHBOURHOOD	Waterfront Communities C1

GALLERY



LISTING AGENT

Pavel Shaganenko

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