



FOR SALE

SALE OF BUSINESS

MLS# E13750324

69 Lebovic Avenue D105, Toronto, ON M1L 0H2

Clairlea-Birchmount, Toronto · M1L 0H2

C\$ 200,000

0	2	1,066	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional turnkey restaurant opportunity in a premier commercial plaza at the prominent intersection of Eglinton Avenue East and Warden Avenue. Boasting prime centre exposure in a bustling, high-traffic retail destination, this premium location offers outstanding visibility, abundant customer traffic, and convenient access to major public transit. Surrounded by established national retailers, strong anchor tenants, and key commercial amenities, the property is strategically positioned between Highway 401 and the Don Valley Parkway, providing exceptional accessibility from across the GTA. Spanning approximately 1,064 sq. ft., the professionally designed space showcases quality leasehold improvements throughout and is fully equipped for efficient food service operations. Features include a spacious commercial kitchen with an optimized workflow, a 19-foot commercial exhaust hood, heavy-duty HVAC system, upgraded electrical service, plumbing rough-in, two washrooms (including one accessible), and thoughtfully designed custom millwork with additional storage solutions. Every detail has been carefully considered to support seamless day-to-day operations. Offered with an attractive lease of only \$2,840 per month plus TMI and HST, approximately three years remaining on the current term, and valuable 5 + 5-year renewal options, this is an outstanding opportunity for restaurateurs, entrepreneurs, or investors seeking a move-in-ready establishment in one of Scarborough's most vibrant commercial corridors. An optional franchise takeover is available, providing added flexibility to either continue an established concept or introduce your own vision in this exceptional location.

PROPERTY DETAILS

PROPERTY TYPE	Sale Of Business
LISTING STATUS	For Sale
PROPERTY TYPE	Sale Of Business
POSTAL CODE	M1L 0H2
NEIGHBOURHOOD	Clairlea-Birchmount

GALLERY



LISTING AGENT

Pavel Shaganenko

CENTURY 21 PEOPLE`S CHOICE REALTY INC.

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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.