



FOR SALE

SALE OF BUSINESS

MLS# E14099776

4271 Sheppard Avenue E B, Toronto, ON M1S 1T6

Agincourt South-Malvern West, Toronto · M1S 1T6

C\$ 275,000

0	0	2,715	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A turnkey, fully built-out 65-seat licensed restaurant at Sheppard & Midland, on one of Scarborough's busiest commercial corridors. Recently and extensively renovated to a high standard, in mint condition, clean and operating: approximately 65 seats, LLBO licensed, and a commercial kitchen under roughly 30 feet of hood, capacity that supports almost any cuisine. The dining room is finished with warm contemporary Indian detailing, but the layout and infrastructure are cuisine-agnostic, so a new operator can rebrand and reconcept with minimal change to the build-out - the capital is already in the ground. Approximately 1.5 years remain on the current term plus a 5+5 -year renewal option, a long runway with no near-term uncertainty. The location does the marketing: the unit sits on Agincourt's principal retail spine with aBMO branch in the same plaza and a Scotiabank at the intersection, Agincourt GO Station on theStouffville line a short walk along the same street, and TTC's 85 Sheppard East, 985 SheppardEast Express and 904 Sheppard-Kennedy Express all serving this corridor with a stop atSheppard and Midland - surrounded by one of Toronto's densest and most diverse diningcatchments, the Agincourt secondary school cluster, and the approved Agincourt Mall masterplanned redevelopment bringing significant new residential density within minutes. Ample plaza parking. Lease documentation released to qualified buyers upon execution of a confidentiality agreement; please do not approach staff or attend without an appointment; showings through the listing agent only.

PROPERTY DETAILS

PROPERTY TYPE	Sale Of Business
LISTING STATUS	For Sale
PROPERTY TYPE	Sale Of Business
POSTAL CODE	M1S 1T6
NEIGHBOURHOOD	Agincourt South-Malvern West

GALLERY





LISTING AGENT

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