



FOR SALE

SALE OF BUSINESS

MLS# W13217080

# 215 Carlingview Drive 100, Toronto, ON M9W 5X8

West Humber-Clairville, Toronto · M9W 5X8

C\$ 299,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 1,856 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Well Established Over 20 Years, Coffee Time franchise in a high-exposure Dixon Rd. corridor beside Pearson Airport. Awesome New Look, Very Busy Location Near The Airport, Offices, Businesses Serving A Perfect Cup Of Coffee "Anytime" With Delicious Speciality Drinks Such As Cappuccinos, Espresso, Lattes, Iced Coffee, Smoothies With Fresh All Day Breakfast, Baked Goods Prepared Onsite, Hearty Soups, And Fresh Sandwiches. Lots Of Foot Traffic, Restaurants, Bars, High Visibility, Condo Bldng. Aaa Location offering strong drive-by visibility and steady traffic from travelers, hotel guests, office staff, and logistics workers. Dine-in & take-out. Newly signed 5 + 5 long-term lease. Multiple income streams including a profitable OLG counter with fixed monthly net income and potential to add a CIBC ATM for additional rental revenue. Strong sales history with high Uber Eats and DoorDash order volume. Turnkey, stable franchise opportunity ideal for both owner-operators and investors in a proven, high-demand location.

## PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Sale Of Business       |
| LISTING STATUS | For Sale               |
| PROPERTY TYPE  | Sale Of Business       |
| POSTAL CODE    | M9W 5X8                |
| NEIGHBOURHOOD  | West Humber-Clairville |

## GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE CERTIFIED REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.