



FOR SALE

SALE OF BUSINESS

MLS# W13840732

59 Four Winds Drive, Toronto, ON M3J 1K7

York University Heights, Toronto · M3J 1K7

C\$ 89,900

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

ABOUT THIS PROPERTY

AGCO Liquor Licenced - 22 Seats! Excellent opportunity to acquire a well-established, fully equipped restaurant/bar business operating for approximately 15 years AGCO Licence #LSL818012. Masala Cafe. Currently operating 4 pm - 2 am only. Can increase sales by adding Breakfast and Lunch. Located in University City Mall, over 60,000 sq ft community mall, steps to York University campus at Keele & Finch, new subway station and newly open LRT nearby. Join the over 35 tenants in this small community mall with busy grocery store Anchor tenant and 15 eat in and take out restaurants, with no nearby competition. high density residential area numerous hi rise condominiums and hi rise apartment buildings are just steps away. Excellent walk-in traffic approximately 1300 sq ft with a fully equipped commercial kitchen, walk-in cooler, approx 12 ft exhaust hood with fire suppression system, plus restaurant equipment, appliances and fixtures included in the sale. Currently operating a Sri Lankan eat-in/takeout restaurant and bar/pub. Continue the existing operation or introduce your own concept and menu- excellent infrastructure already in place for a wide variety of food and beverage uses, subject to required approvals. Rare unit offering both front and rear entrances for convenient customer access, deliveries and restaurant operations. Fantastic courtyard location with excellent exposure and visibility. Potential opportunity for an outdoor patio, landlord approved! Will require municipal/AGCO approvals. Potential opportunity to expand into approx. 700 sq f of adjacent space. Excellent rental rates. Landlord prepared to offer new lease terms to qualified purchaser. A rare turnkey restaurant/bar opportunity with substantial existing infostructure in a high-density Toronto location. DO NOT GO DIRECT OR SPEAK TO STAFF. All appointments through Listing Agent.

PROPERTY DETAILS

PROPERTY TYPE	Sale Of Business
LISTING STATUS	For Sale
PROPERTY TYPE	Sale Of Business
POSTAL CODE	M3J 1K7
NEIGHBOURHOOD	York University Heights

GALLERY





LISTING AGENT

Pavel Shaganenko

WEISS REALTY LTD.

Email: pshaganenko@gmail.com

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.