

3391 YONGE STREET Lawrence Park North, Toronto

FOR SALE – Retail building fully fitted for restaurant use or development



Building Area: approx. 3,800 sq. ft + mezzanine + basement
Lot Size: 4,014.93 sq. ft. with ROW on north & east side
Lot Dimension: 40.0 feet x 105.0 feet retail single storey
Zoning: C3.0 (C2.0, R 2.5) commercial/residential
Realty Taxes: \$73,408.57 (2020 CVA \$3,778,000)
Location: east side of Yonge Street between Teddington Park Avenue and Golfdale Road
Legal Description: PIN 211430001 – as per new survey 2021
Features:

- former Burger Cellar Restaurant
- was licensed for 134 + outside Yonge St patio
- full kitchen as-is (decommissioned)
- high and dry full usable basement
- two washrooms on each level
- full roof replacement in 2015
- opportunity to expand with added level
- mezzanine offices – approx. 600 sq. ft.
- across from McDonald's Shoppers Drug LCBO

Asking Price:

\$4,495,000.00



Contact Listing Broker to arrange for viewing and to review relevant documentation and offer preparation. Offer on Seller's standard form which will be provided to qualified Buyers.

Bryon Alexandroff, Broker of Record
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