

\$125,000 - 6 Fairlawn Avenue, Toronto (Lawrence Park North)

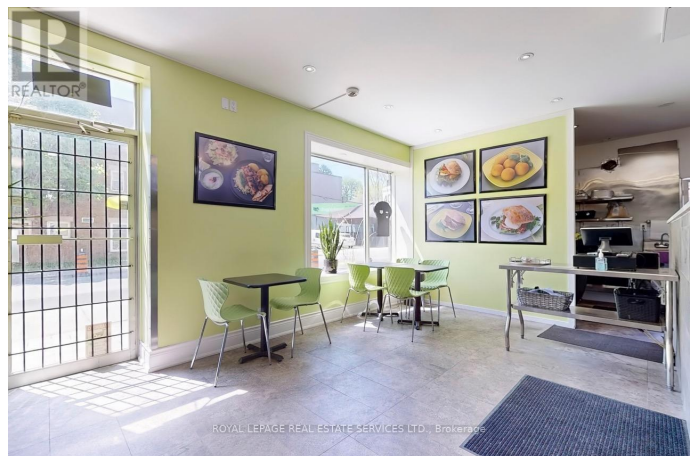
MLS® #C12379639

\$125,000

0 Bedroom, 0.00 Bathroom, 600 sqft
Business

Lawrence Park North, Toronto (Lawrence Park North), Ontario

Welcome to an ideal owner/operator fast food restaurant location in the heart of Yonge & Lawrence. Located at 6 Fairlawn Avenue, just steps from Yonge and Lawrence, this corner site offers unbeatable visibility in one of Toronto's most sought-after neighbourhoods. With constant pedestrian traffic, affluent demographics, and proximity to high-performing retailers, the location is a magnet for families, professionals, and food-savvy locals. The current setup is fully vented with an exceptional 14 foot commercial hood, deep fryer, rotisserie, 4 burner stove, flat top, prep fridge, grill, storage in the basement, 2 parking spots, a lovely sun-filled front patio and so much more making it ideal for a seamless conversion to your own concept, whether that's Mediterranean, Mexican, Mediterranean, Smash Burgers, modern fast-casual, or a trendy cafe brand, the opportunity is yours for the taking. The corner frontage, cozy interior, and established foot traffic give you the infrastructure and audience to hit the ground running. Whether you're an operator looking to expand or a first-time buyer looking to implement that first concept dream, this is a rare chance to plant your flag in a high-demand, high-income area with built-in curb appeal at very attractive investment cost. Net Rent = \$3,750 & TMI = \$1,812 Lease expires September 2030 with a 5 year renewal



option. Please do not go direct or speak to staff. (id:6289)

Essential Information

Listing #	C12379639
Price	\$125,000
Bathrooms	0.00
Square Footage	600
Type	Business

Community Information

Address	6 Fairlawn Avenue
Subdivision	Lawrence Park North
City	Toronto (lawrence Park North)
Province	Ontario
Postal Code	M4M2N4

Amenities

Parking Spaces	1
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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