

**FOR SALE**

**8-10 Clinton Street**

User/Investment Opportunity



**METROPOLITAN  
COMMERCIAL**



## PROPERTY DETAILS

LOCATION	Located on Clinton Street, south of College Street. <a href="#">CLICK HERE</a>		
BUILDING DETAILS	<div>8 Clinton St: 1,500 SF</div> <div>10 Clinton St: 1,500 SF</div> <div>Total: 3,000 SF</div> <div>*excluding basement.</div>		
LEGAL DESCRIPTION	PT LT D PL 356 CITY WEST AS IN CT644159; CITY OF TORONTO		
FRONTAGE	29.18 FT		
DEPTH	71.81 FT		
SITE AREA	2,099 SF		
ZONING	R (0.6)		
ASKING PRICE	\$ 1,900,000.00		

## INVESTMENT SUMMARY

A unique restaurant and investment opportunity beside the historic Monarch Tavern in the heart of Little Italy.

10 Clinton Street is currently used as a QSR restaurant on the main floor with a prep area and washrooms in the lower level and offices on the second floor. This space will be vacant on closing and the restaurant equipment will be available for sale with the property.

8 Clinton Street consists of two fully leased apartments. A two bedroom apartment on the main floor and basement and a one bedroom apartment on the second floor.





# ABOUT THE AREA



College Street, located in Toronto, is a vibrant district with a rich cultural tapestry. Known for its diverse population, it's a hub for students, artists, and food enthusiasts. The area boasts an array of amenities, from eclectic boutiques to authentic international cuisine. Popular landmarks include the Royal Cinema, a historic venue for film buffs, and the iconic Little Italy neighborhood, where annual festivals celebrate Italian heritage.

Little Italy in Toronto is a vibrant cultural enclave known for its rich Italian heritage. Strolling along College Street, visitors can savor authentic Italian cuisine, witness lively festivals, and experience a strong sense of community, where espresso bars and gelato shops echo the spirit of Italy.

The Royal Cinema, nestled on Toronto's College Street, stands as a cherished cultural landmark. The bustling pedestrian traffic along College Street is a testament to the cinema's enduring popularity, with diverse crowds strolling its sidewalks, creating a dynamic atmosphere and fostering a sense of community.

The Monarch Tavern, nestled in Toronto's vibrant Little Italy, is a historic gem and a beloved neighborhood fixture. Since its establishment in 1927, it has been a hub for local music, delicious pub fare, and a convivial atmosphere. Renowned for its live music performances and vintage charm, it remains a cherished spot where locals and visitors gather for good times, cold drinks, and a taste of Toronto's rich cultural heritage.



# CONNECTIVITY



BIKE SCORE OF 89

→ Biking is convenient for most trips



TRANSIT SCORE OF 90

→ World-class public transportation



WALK SCORE OF 90

→ Daily errands do not require a car

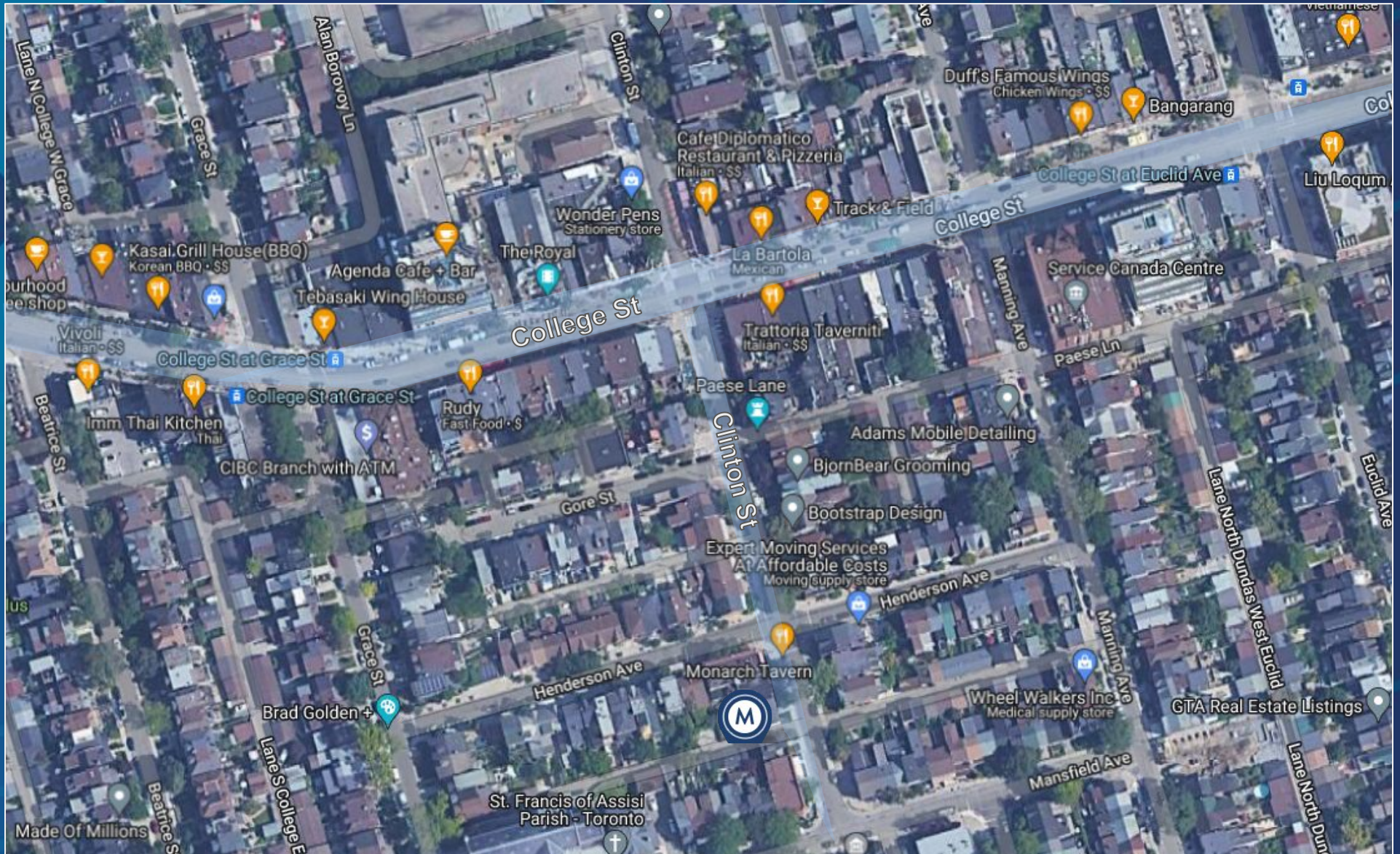


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# AREA MAP







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## **CONTACT**

### **TIM NOVAK**

Senior Vice President

416.703.6621 x246

[tim.novak@metcomrealty.com](mailto:tim.novak@metcomrealty.com)

150 Beverley St | Suite 1 Toronto, ON | M5T 1Y5

416.703.6621

[www.metcomrealty.com](http://www.metcomrealty.com)

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