



196 AUGUSTA AVENUE

Toronto, ON

PRIME RESTAURANT OPPORTUNITY FOR LEASE IN KENSINGTON MARKET

WELCOME TO 196 AUGUSTA AVENUE

Located in the heart of Kensington Market, one of Toronto's most vibrant and diverse neighborhoods, 196 Augusta Avenue presents an exciting restaurant opportunity. This prime space features a front patio, a basement with built-out washrooms, and an existing liquor license. Surrounded by a dynamic mix of restaurants, cafés, and independent shops, the location benefits from high foot traffic and a lively atmosphere, ideal for a thriving food and beverage concept.

Details

SIZE:	890 SF
NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	\$23.00 PSF (Est. 2025)
TERM:	5-10 Years
AVAILABILITY:	Immediate

Highlights

- Previously occupied by a full-service restaurant
- Front Patio located along Augusta Avenue
- Space includes a 893 SF lower level with 3 built out washrooms, walk in cooler, and storage
- Liquor license in place for 32 people inside and 12 outside
- Back parking spot included

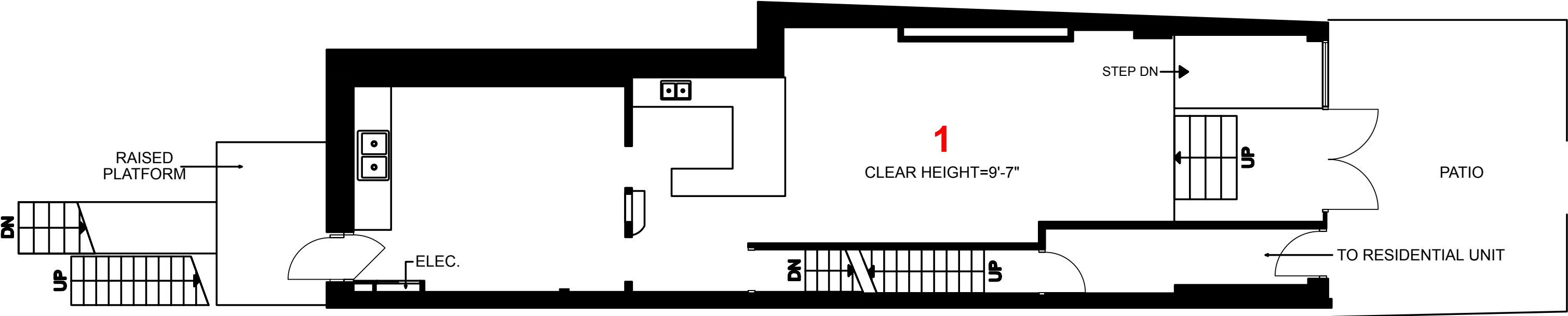
PROPERTY OVERVIEW



FLOOR PLAN

GROUND FLOOR - 890 SF

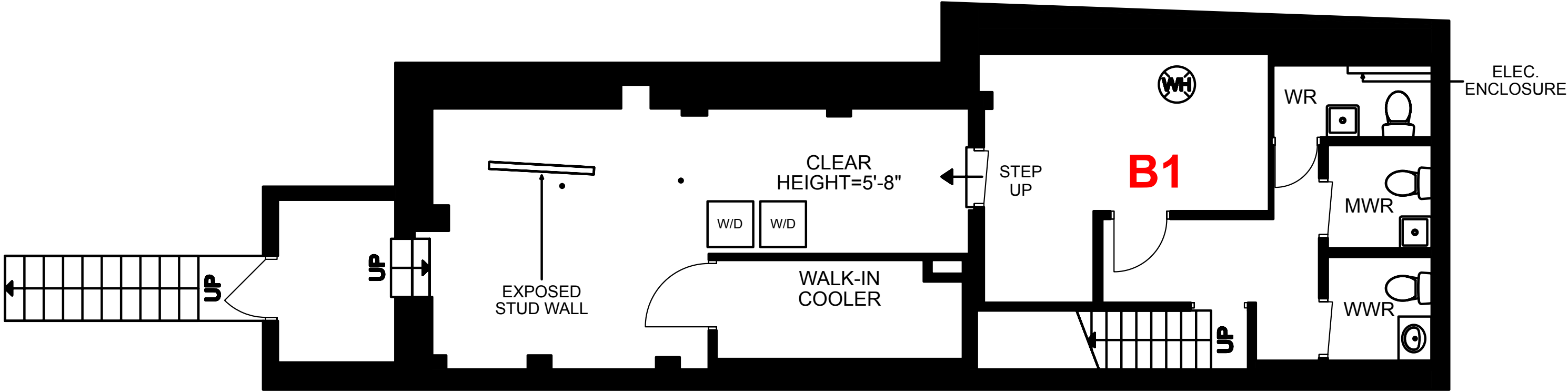
AUGUSTA AVENUE

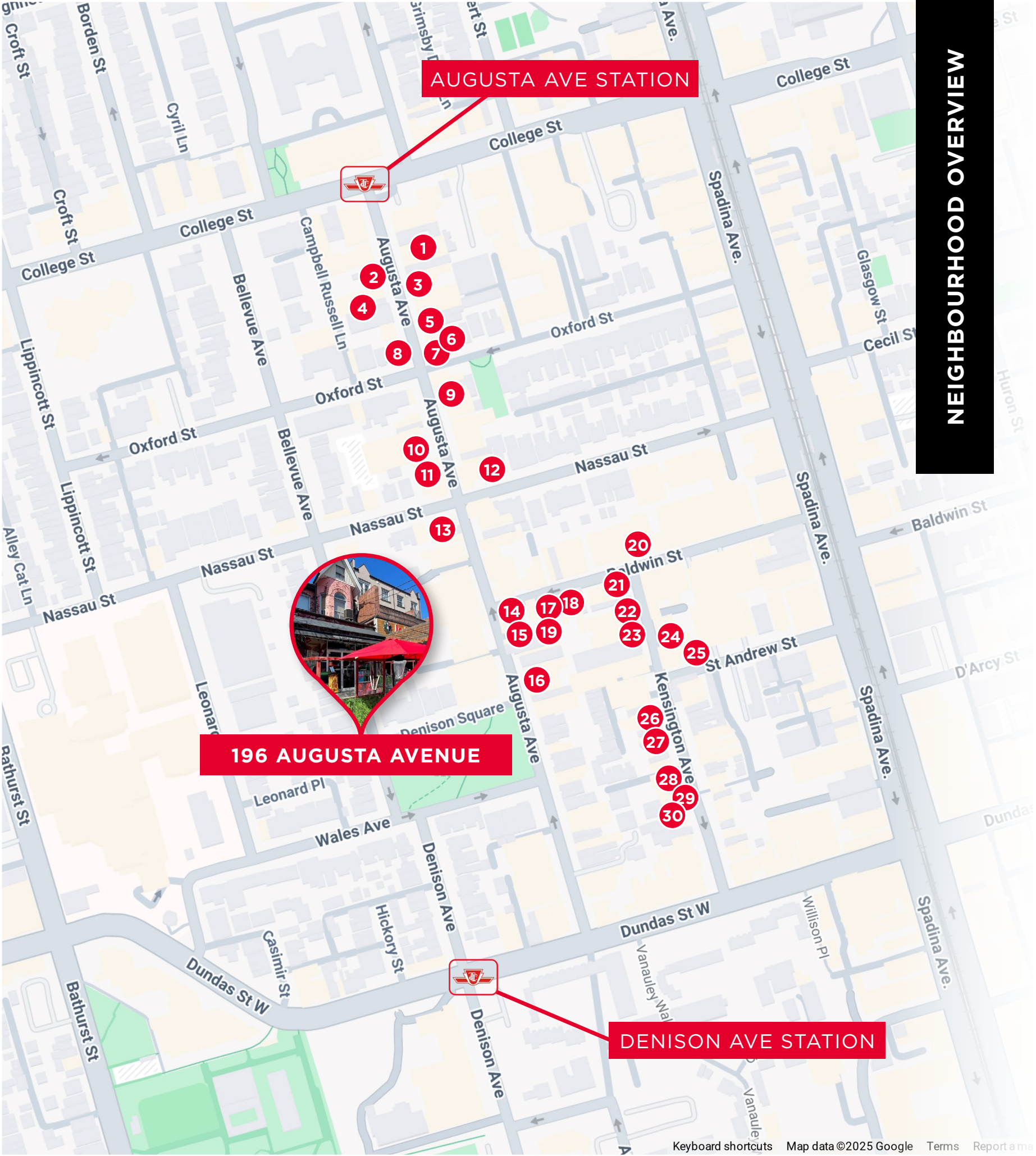


FLOOR PLAN

LOWER LEVEL - 893 SF

AUGUSTA AVENUE





Neighbourhood Amenities

- | | |
|----------------------------------|----------------------------------|
| 1. TacoTaco | 16. Knockout Chicken |
| 2. T.O. Dickens Restaurant | 17. Vida Market |
| 3. Bikes on Wheels | 18. Jimmy's Coffee |
| 4. Supermarket Bar and Variety | 19. Flamingo Vintage |
| 5. Trinity Common | 20. Blackbird Baking Co |
| 6. The Arch Café/Bar | 21. Love, Calista |
| 7. Hawker | 22. Seven Lives Tacos y Mariscos |
| 8. The Cottage Cheese | 23. Sunny's Chinese |
| 9. Koi | 24. Sleepy Pete's |
| 10. Bunnars Bakeshop | 25. Moonbean Coffee Company |
| 11. Little Pebbles Bagels & Café | 26. Space Vintage |
| 12. Pera Café | 27. FIKA Café |
| 13. FILM Café | 28. Cocktail Emporium |
| 14. Augusta Coffee Bar | 29. Courage My Love |
| 15. Gus Tacos | 30. Last Temptation |

Demographics (1km)

 Population 35,780	 Traffic Score 100
 Daytime Population 114,012	 Pedestrian Score 99
 Average Household Income \$114,284	 Transit Score 96
 Median Age 37	



161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

CONTACT

CARMEN SIEGEL

Associate Vice President
Urban Retail Services
+1 416 359 2365
+1 416 648 0451
carmen.siegel@cushwake.com

HANNAH KINNEY

Associate
Urban Retail Services
+1 416 359 2390
+1 647 294 0367
hannah.kinney@cushwake.com

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

