

CAFE FOR SALE

La Barista Cafe | 12 ST. CLAIR AVENUE E



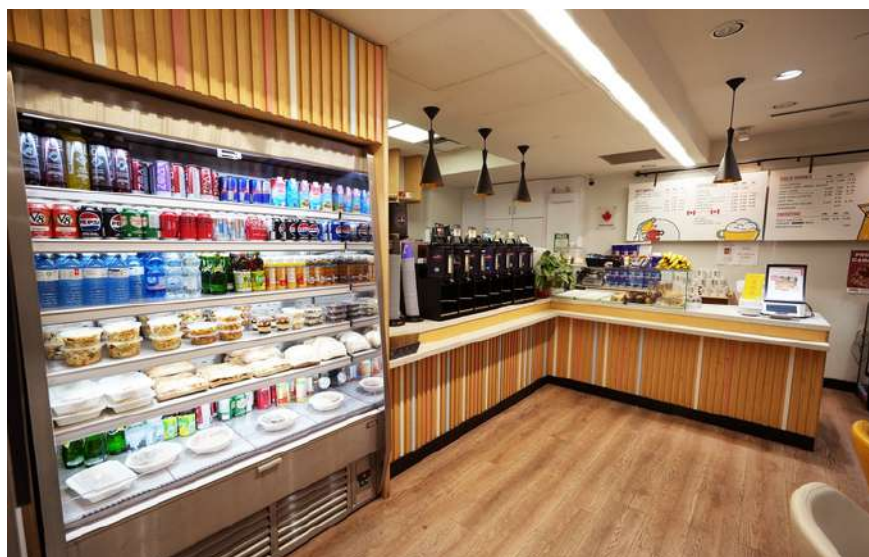
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Welcome to La Barista cafe - your new business in the heart of the Yonge and St. Clair neighbourhood. Situated in the concourse level of 12 St. Clair Avenue East, right next to the entrance to the St. Clair subway stop on the Yonge Street line, this cafe has been lovingly built over 28 years to become a landmark within the neighbourhood.

The owner has meticulously built relationships with residents and businesses in the area, creating a well-known brand with a strong and loyal client base. Individuals and businesses alike turn to La Barista throughout the day for its great coffee, pastries, sandwiches, salads and beverages. Throughout the day, you'll find commuters stopping by to pick up breakfast on the way to work, office workers coming to the cafe to hold impromptu meetings over snacks, and locals enjoying a cup of coffee with friends.

Everything you need to run a cafe is here, including vendor relationships and contracts, skilled employees, all the necessary equipment, and a strong customer base that can be relied on for recurring revenue.

Don't miss this opportunity to take over a unique business with a reputable brand!

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Property Details

LIST PRICE: \$270,000

LOCATION: ROSEDALE-MOORE PARK, TORONTO

REVENUE: \$402,317 (f2025)

LEASE: 3 YRS REMAINING + 5 YR OPTION

RENT: \$5,471.20 / month + HST (2025)

Equipment List

- Supramatic espresso/cap machine plus 2 other espresso machines available
- Egluo grab 'n' go display fridge
- Silver King under counter double door ss fridge
- Miwe Gusto Oven
- Traulsen double door stand-up ss fridge
- Velox single panini grill
- 19 Cafe tables & 38 Cafe chairs
- Plus all the other equipment for a turnkey cafe business

Property Highlights

- **Turn-Key Café in Prime Location** – Situated in the bustling St. Clair Centre, directly connected to the subway with high pedestrian traffic, excellent visibility and accessibility
- **Established & Profitable** – Successfully operated for 28 years under the same ownership, La Barista boasts a loyal clientele and a thriving commercial catering component
- **Modern Ambiance & Strong Brand Identity** – Features an inviting, contemporary interior with branding that supports customer retention and brand recognition
- **Ample Seating & Added Value** – Includes concourse seating for 38 patrons, giving the business high exposure and a street-front café feel, plus a private office/storage area
- **Attractive Lease Terms** – Current rent at \$5,471.20/month + HST with 3 years remaining and a 5-year renewal option; excellent terms for this desirable area
- **Affluent & Dynamic Neighbourhood** – Located at Yonge & St. Clair, surrounded by office towers, residences, and amenities, with high average household income and strong demand for quality food and beverage services
- **Fully Equipped & Ready to Operate** – Business comes with all equipment, furnishings, and fixtures; owner willing to provide training and facilitate vendor and client introductions
- **Excellent Opportunity** – Ideal for both experienced operators and first-time buyers looking to own a turnkey, high-traffic café with strong upside potential

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Neighbourhood Summary

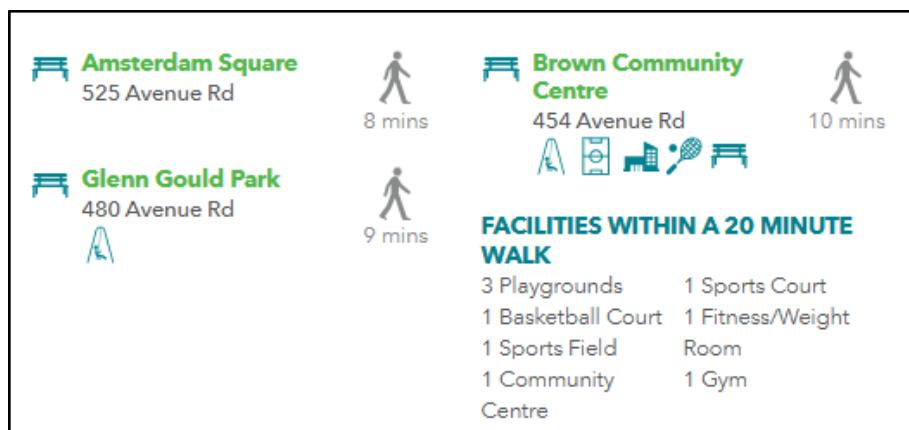
Demographics

- Population in surrounding area: 33,451
- Over 95,000 live within 2 km
- Single person households are prevalent
- Two-thirds of population are adults of working age

Employment & Income

- Employment Rate: 63%
- Income: >50% earn \$100K+
- >70% have a bachelor's degree or higher

Parks & Recs:



Neighbourhood data from HoodQ

Transit:

- Nearest Subway Stop: St Clair Station (entrance in the same concourse)
- Nearest Street Level Transit Stop: St Clair Ave At Yonge St (1 min. walk)
- 45% of commuters use subway or streetcar

Businesses in Building (partial list):

- Fitness / gym
- Pharmacy
- Jewelry store
- Loblaws
- Convenience store
- Fast food restaurant

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Financials

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La Barista Cafe - Financial Information

Profit and Loss Statement for years ending January 31, as provided by seller

Item	Discretionary	2025	2024	2023
Revenue		402,317.00	359,699.00	253,688.00
Cost of Goods Sold		142,684.00	156,947.00	125,658.00
Gross Income		259,633.00	202,752.00	128,030.00
Expenses				
Advertising and Promotion		1,255.00	5,229.00	1,383.00
Amortization of tangible assets	Y	20,353.00	23,422.00	1,293.00
Insurance		3,159.00	3,159.00	2,295.00
Interest and bank charges	Y	20,102.00	21,257.00	12,546.00
Business taxes, licenses		341.00	799.00	3,566.00
Office expenses		2,184.00	483.00	3,978.00
Occupancy costs		58,144.00	59,325.00	34,939.00
Repairs and maintenance		-	2,160.00	5,139.00
Salaries and wages	Y (partial)	89,068.00	116,969.00	136,009.00
Supplies		13,518.00	32,424.00	5,585.00
Travel expenses	Y	10,880.00	11,571.00	8,578.00
Utilities		2,406.00	6,212.00	-
Total operating expenses		221,410.00	283,010.00	214,018.00
Total expenses		364,094.00	439,957.00	339,676.00
Earnings before tax		38,223.00	80,258.00	85,988.00
Earnings before discretionary items and tax*		116,278.00	46,173.00	16,741.00

* Includes a portion of salaries and wages, varying based on owner's involvement in day to day operation

For Sale

LA BARISTA CAFE - 12 ST. CLAIR AVENUE E



Don't Miss This Rare Opportunity to Own a Thriving Midtown Café!

Step into a well-established, profitable business with a strong brand, loyal clientele, and unbeatable location. Whether you're expanding your portfolio or entering the industry, La Barista offers the perfect blend of stability and growth potential.

Schedule your private showing today and discover how this turn-key café can be your next successful venture.

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