

BUSINESS & COMMERCIAL UNIT FOR SALE

Spros2go Café & Lounge

Italian Café + Commercial Condo — Vaughan Corporate Centre

MLS Listing | 7777 Weston Rd, Unit 155, Vaughan, ON

TOTAL ASKING PRICE \$898,800

✓ VTB (Vendor Take-Back) Will be entertained

Investment Summary

Metric	Value
Total Asking Price	\$898,800
Business Value	\$348,800 (2.3x Net Income)
Unit Value	\$550,000
Business Net Income	-\$150,000/yr
Annual Rental Income	\$36,000 (\$3,000/mo) if leased
Cap Rate (on unit)	6.5%
Overall Return (as is)	16.7%
Unit Size	652 sq. ft.

Dual Income Opportunity

Prime business and commercial real estate opportunity. Acquire an established, income-generating Italian café AND become your own landlord with this fully renovated, street-facing commercial condominium.

Property Features

- 652 sq. ft. fully renovated unit; all tiles, backsplash, counter tops from Italy (\$300k build out)
- First floor, street-facing with excellent visibility, has mall access, two entry doors, close to restrooms
- Directly across from 4 level parking garage (3 hr FREE parking for visitors), has pick up area right out front of unit
- Covered private parking with passes (for Employees)
- AVG CUSTOMER FLOW 150 ppl per day
- 4.8 Google Review/known for best espresso in Vaughan
- 200 amp service

Location

- First-floor, High-traffic: Weston Rd & Highway 7
- Vaughan Corporate Centre — premium corridor
- Dense residential & office surrounding
- Plaza: medical, pharmacy, retail, dining
- Transit: Hwy 400, 407, Viva, TTC
- Part of established professional plaza

Business Features

- Established Italian Café with new and reoccurring loyal clientele
- Turn-key operation — ready to run
- Premium espresso and food service
- Trademark and website included
- Owner transition support available

Growth Opportunities

- Expanded take-out/delivery
- Gelato window concept
- Evening lounge license (LLC)
- Pick-up window service
- Pinsa/Pizza sales
- Expanded hrs
- Expand floor space by double (pls inquire for details)

Equipment Included (\$100k value)

Coffee & Beverage:

- Faema Teorema 3-Group Espresso
- Coffee Grinder
- Bunn Coffee Maker
- Bunn Water Machine (carbonated)

Kitchen:

- Turbo Fan Oven (4-rack)
- Jet-Tech Dishwasher
- Berto Panini Press
- Sandwich/Salad Prep Station
- Microwave

Refrigeration & FOH:

- Ice Cream Freezer, Ice Machine
- 3-Door Fridge, 2-Door Freezer
- 5 TVs (2 digital menu boards)
- Tables, chairs, patio set
- Lighting, Signs (3), Stereo System
- Security Cameras

Ideal Buyer Profile

- Owner-Operators: Run the café and own your premises — eliminate rent forever
- Investors: Strong cap rate with stable tenant (yourself or new operator)
- Portfolio Buyers: Add income-producing commercial real estate

⚠ Viewing Hours: Mon–Fri: 8am–5pm | Sat: 8am–4pm | Sun: 8am–2pm

Showings during operating hours only. Please be discreet. Also pls do book showing so Owner can be there to help answer any questions in general public # away from Patrons. **48-hour irrevocable on all offers.**

Next Steps

1. Sign Confidentiality Agreement (NDA)
2. Receive complete financials and equipment list
3. Schedule private showing
4. Review and submit offer