

BUSINESS FOR SALE

Spros2go Café & Lounge

Established Italian Café — Vaughan Corporate Centre

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

ASKING PRICE \$348,800

✓ Long Term Lease Available

Investment Summary

Metric	Value
Asking Price	\$348,800
Annual Net Income	-\$150,000
Price / Net Income	2.3x
Business Type	Italian Café
Unit Size	652 sq. ft.
Established	Yes — Loyal Clientele

Opportunity Overview

Fantastic opportunity to own and operate an established storefront café business with a vibrant and loyal customer base in one of Vaughan's most desirable commercial locations. Long term lease available.

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

- 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

Key Features

- Turn-key operation with premium equipment
- Strong, consistent customer base
- Trademark and website included
- Prime Vaughan Corporate Centre location
- High-traffic intersection (Weston Rd & Hwy 7)
- 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 (original purchase \$100k)

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

- First-time business owners seeking an established operation
- Food service entrepreneurs
- Investors seeking income-generating businesses
- Operators wanting to be their own boss

Viewing Hours:

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

Showings during operating hours only. Please be discreet during all viewings. 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 detailed financials and equipment list
3. Schedule private showing
4. Review and submit offer