



FOR SALE

400 IRA NEEDLES BLVD, WATERLOO

Asking: \$99,000

\$8,915 Gross Rent

3,000 Sq Ft

Licensed Italian Franchise

VELOCE ITALIAN KITCHEN

Stunning Italian restaurant with large liquor license of 79 interior with a large sunny West facing patio licensed for 48.

Located in a AAA plaza with big co-tenants such as Walmart, The Brick, HomeSense, Sport Chek, Lowe's, and Landmark Cinemas.

Restaurants such as Milestones, Swiss Chalet, Montana's, BarBURRITO, Subway, Dairy Queen, and more.

3,000 sq ft space with high ceilings, Italian wood burning pizza oven, dual hood vent system, top of the line finishings, and more.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Sales Representative

416-618-0054 | ryan@carverestalestate.com

carverestalestate.com

RE/MAX Ultimate Realty Inc., Brokerage

836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).



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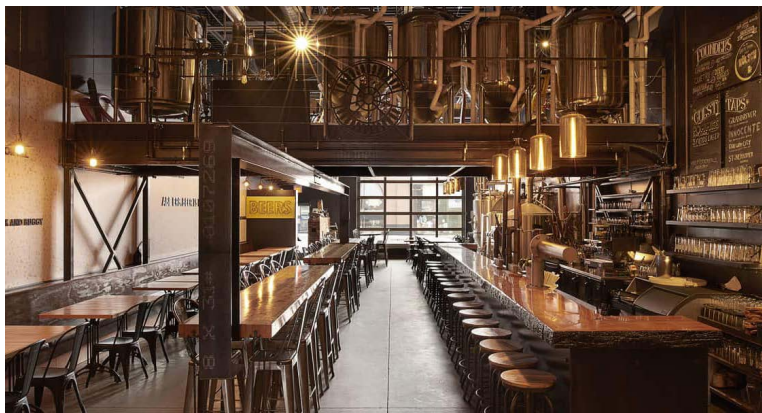


OTHER LOCATIONS:



21 KING ST N

- Licensed restaurant for 108
- 2,300 sq ft
- Amazing lease of \$4,350 Gross
- Uptown Waterloo AAA location



WATERLOO BREW PUB

- Licensed for 140 + onsite brewing/retail
- 2,400 sq ft
- Great lease of \$7,200 Gross Rent
- Huge sales and VERY profitable



KITCHENER BREW PUB

- Licensed 200 + onsite brewing/retail
- 4,400 sq ft plus patio
- Great lease of \$9,000 Gross Rent
- Huge sales and VERY profitable



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BUILDING DETAILS

The Boardwalk in Waterloo is a premier plaza on the western side of town surrounded by high income residential neighbourhoods and boasting some top retailers, restaurants, medical center, movie theatre, gym, and more.

Walmart, The Brick, HomeSense, Sport Chek, Lowe's, and Landmark Cinemas.

Restaurants such as Milestones, Swiss Chalet, Montana's, BarBURRITO, Subway, Dairy Queen, and more.

Property Details: Modern build with not just cars and transit but pedestrians in mind when it was designed. Over 200 parking spaces in total and excellent connections to buses. Easy to navigate and very good maintenance.

LOT SIZE

Frontage:

38 ft

Depth:

Approximately 79 ft

Plaza:

93 Stores including: retail, restaurants, medical use

Total Area:

3,000 sq ft plus patio



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