



FOR SALE

8087 HIGHWAY 2, NAPANEE

\$1,249,000

Land/Business/Residential

1.8 acres - 3,190 sf - 1,934 sf

Land - Restaurant - Home

THE ROYAL COACHMAN

LAND: 1.8 acres of land on Ontario's Hwy 2, minutes outside of downtown Napanee with Prince Edward County to one side and Kingston & 1,000 Islands to the other.

RESTAURANT: Very popular restaurant and business with production kitchen licensed for 127 interior, 56 patio, and 144 in the wedding event space. Impressive sales and income.

HOME: Lovely 3 bedroom residential home fully renovated with large master, open concept kitchen, large deck and garden, and a large in ground swimming pool surrounded by large trees and private.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com

JENNY MIAO, Sales Representative
647-818-8619
jenny@carverestalestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
carverestalestate.com | This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE

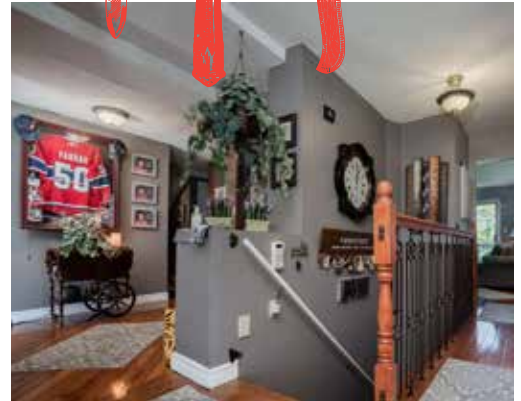


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com

JENNY MIAO, Sales Representative
647-818-8619
jenny@carverestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
carverestate.com | This document is not meant to solicit existing listings. (12.2002).



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com

JENNY MIAO, Sales Representative
647-818-8619
jenny@carverestalestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
carverestalestate.com | This document is not meant to solicit existing listings. (12.2002).



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com

JENNY MIAO, Sales Representative
647-818-8619
jenny@carverestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
carverestate.com | This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com

JENNY MIAO, Sales Representative
647-818-8619
jenny@carverestalestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
carverestalestate.com | This document is not meant to solicit existing listings. (12.2002).



OTHER LOCATIONS:



PETERBOROUGH

- Licensed restaurant for 267 with patio
- 6,500 sq ft restaurant + home
- 3 Acres of land and residential income
- Very profitable business



PARRY SOUND

- Licensed restaurant for 149 on patio
- 3,500 sq ft
- Great lease of \$7,000 Gross Rent
- Big sales 1.5 Mil and very profitable



LINDSAY

- Very profitable restaurant with buildings
- 3,526 sq ft + 1 income property
- No lease as building is owned
- Very profitable pay mortgage not rent

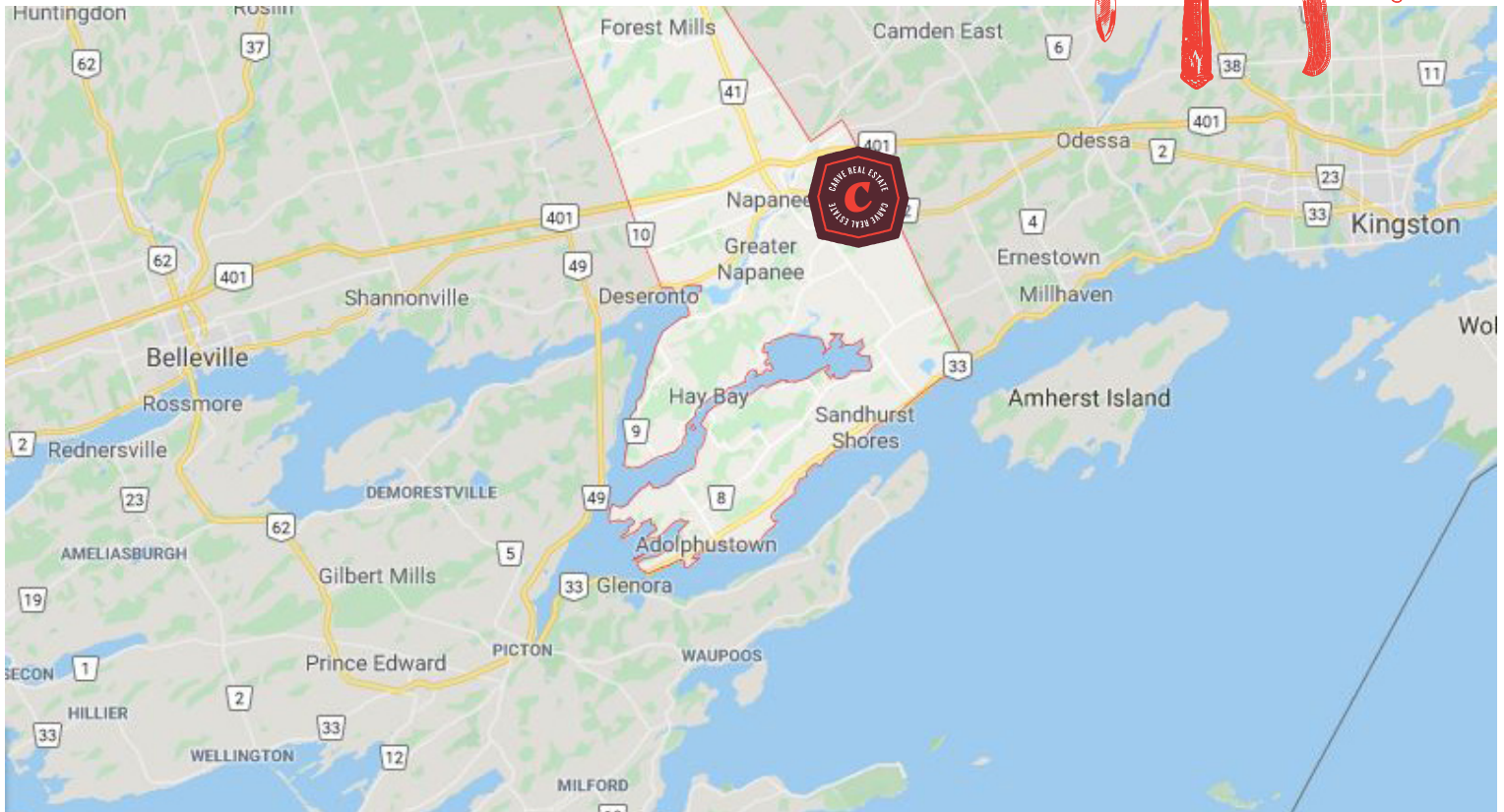
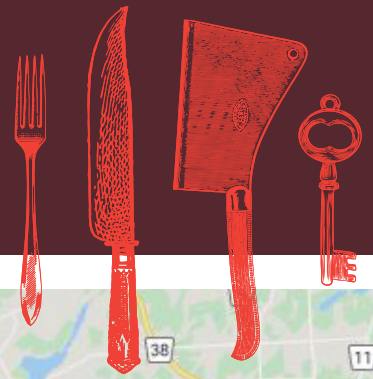


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com

JENNY MIAO, Sales Representative
647-818-8619
jenny@carverestalestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
carverestalestate.com | This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

The Royal Coachman is in a beautiful building a mere 5 minute drive from both Hwy 401 and downtown Napanee.

Sitting on 1.8 acres and zoned for both commercial and residential, the building is completed by a beautiful second story home on the north and east side of the building that is in fantastic condition. Formerly 4 rooms but since converted to 3 with a very spacious master bedroom. Recently renovated, bright, high quality, and complete with a deck, hot tub, and in-ground pool that is completely separate from the restaurant with trees, fences, and geography keeping the two apart.

There is also a large 4,000 sq ft tent and garden areaset up for the weddings, parties, and functions that give the business additional revenue and make the property all that much more attractive with its own liquor license capacity of 144.

Property Details: Full zoning and permitted use package available upon request.

LOT SIZE

Frontage:

258.22 ft on Hwy/County Rd 2

Depth:

Approximately 414.49 ft

Raw Measurements:

PT LT 22 CON 7 FREDERICKSBURGH PT 1 29R3107; GREATER NAPANEE

Total Area:

1.794 Acres



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com

JENNY MIAO, Sales Representative
647-818-8619
jenny@carverestalestate.com

Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
carverestalestate.com | This document is not meant to solicit existing listings. (12.2002).