



FOR SALE

8087 HIGHWAY 2, NAPANEE

\$1,499,000

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.



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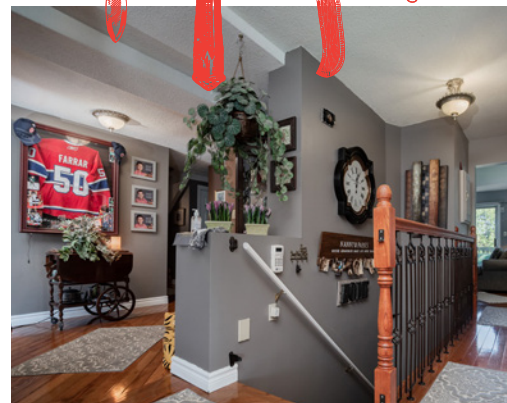
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OTHER LOCATIONS:



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

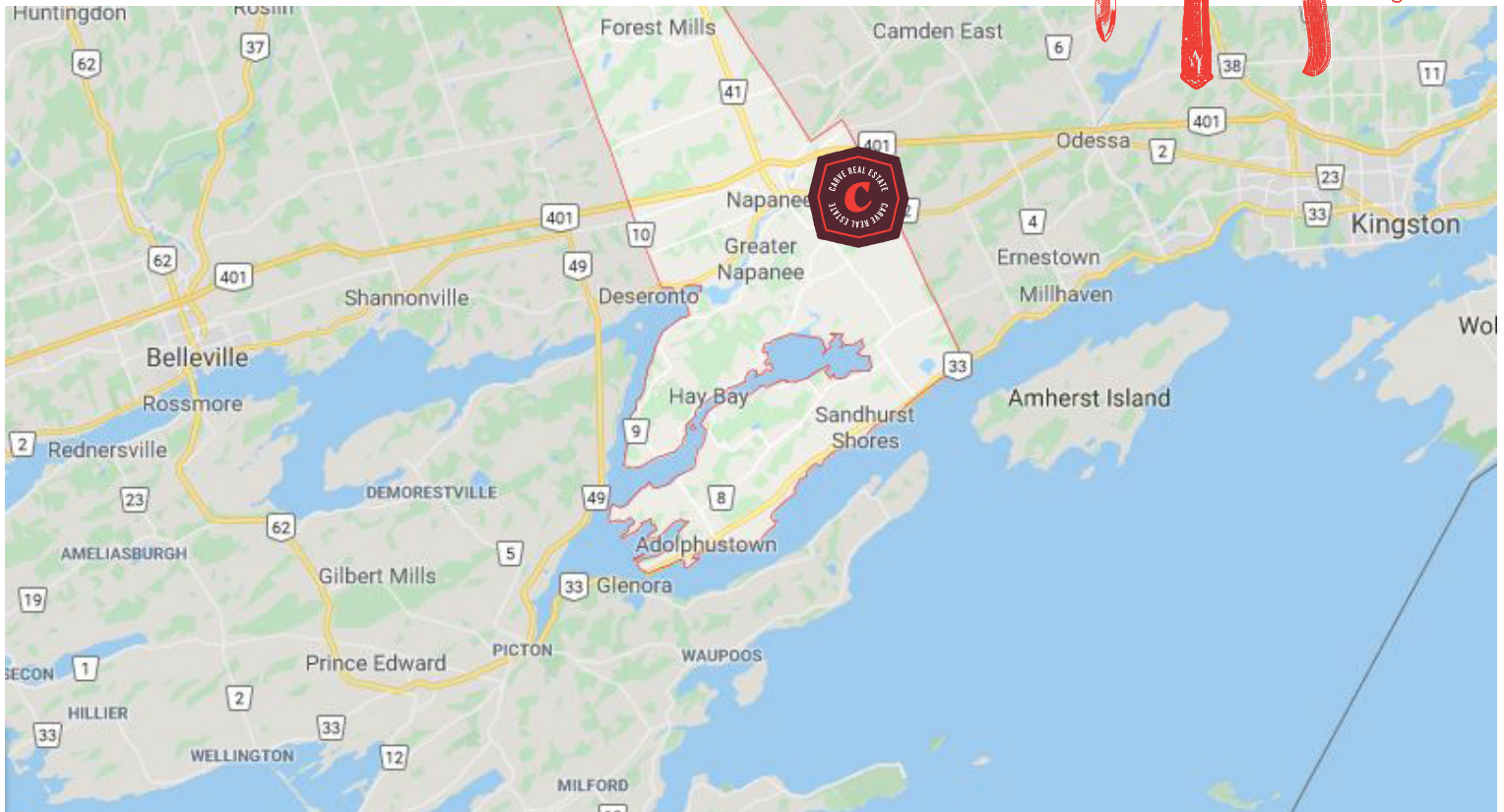
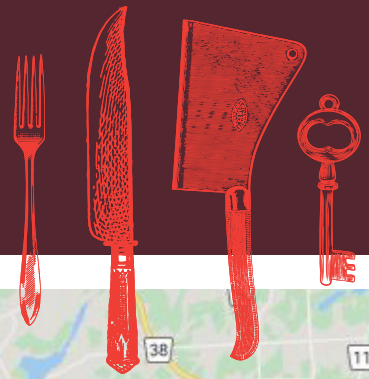
- Very profitable restaurant with buildings
- 3,526 sq ft + 1 income property
- No lease as building is owned
- Very profitable pay mortgage not rent



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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 FREDERICKS-BURGH PT 1 29R3107; GREATER NAPANEE

Total Area:
1.794 Acres



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