



FOR SALE

3221 DERRY RD W, MISSISSAUGA

\$399,000

\$13,275 gross rent

3,800 Sq Ft

Licensed Pub & Restaurant

LIONHEART RESTAURANT

The very popular Lionheart Pub & Restaurant located in Meadowvale West neighbourhood of Mississauga. This is a fantastic business that averages 1.5 million in sales. Great opportunity for a hands-on owner.

Opened in 2007 and featuring a large bar, restaurant, and south-west facing patio with a liquor license of 174 inside and 36 on the patio. Tons of parking in a great plaza and located on the corner. Excellent operating income on top of owner salaries.

3,800 sq ft and a large kitchen capable of handling the whole space. Low food costs, low labour, and a competitive rent of \$13,275 gross including TMI with 2 + 5 + 5 years remaining. 50/50 food/alcohol.

READY FOR SECONDS?

Call me to discuss this listing today.



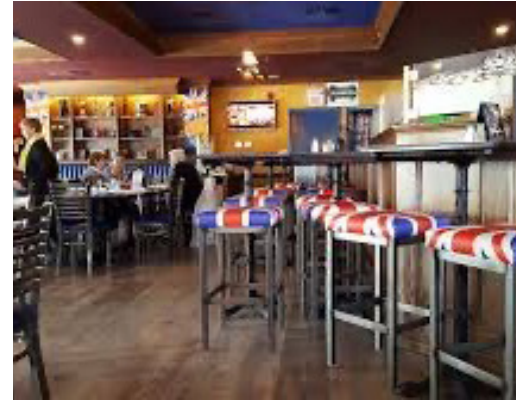
RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

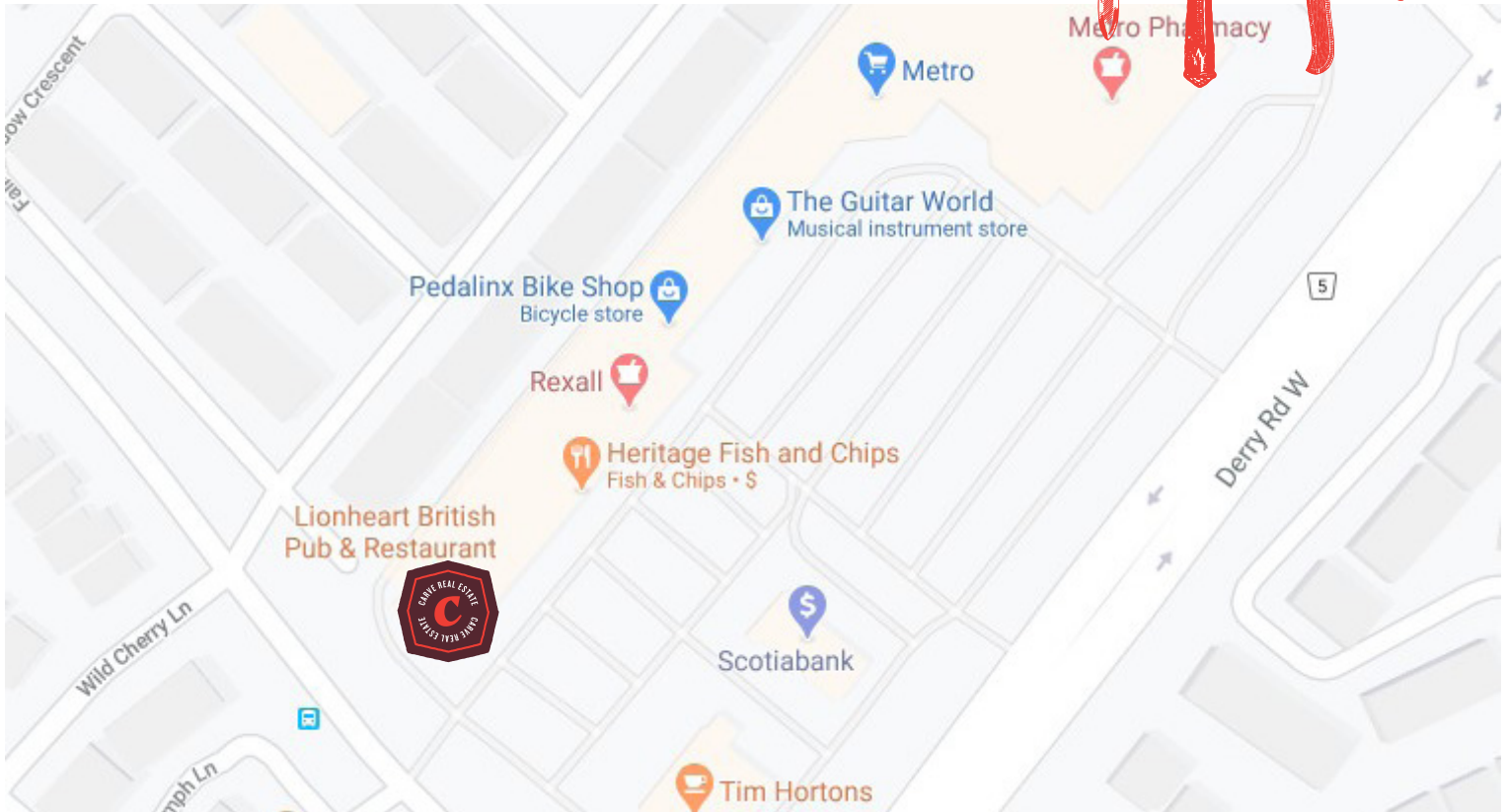
This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



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

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



BUILDING DETAILS

Feature 100 parking spaces, great visibility, and a very large footprint, this plaza is the hub of the neighbourhood.

- | | |
|-------------------|-----------------------|
| Tim Hortons | Passport Photo |
| Scotiabank | Osmow's |
| Metro Supermarket | Heritage Fish & Chips |
| Guitar World | Pharmacy |
| Pho Restaurant | Canada Post |

Property Details: The plaza is in excellent condition and is located just minutes from Hwy 401, Hwy 407, and Hwy 403. The neighbourhood is affluent and this is the only British style pub in the immediate area. The unit itself is in great shape and does not require any major renovations.

LOT SIZE

Frontage:

50 ft along Derry Road West

Depth:

Approximately 76 ft

Raw Measurements:

920 ft x 202 ft

Total Area:

442,213.30 ft² (10.152 ac)



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

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