



FOR SALE

257 N FRONT ST, BELLEVILLE

\$499,000

\$4,070 Gross Rent

3,000 Sq Ft

Licensed Italian Restaurant

LINGUINI'S ITALIAN RESTAURANT

Located on Belleville's main street and connection to Hwy 401, Linguini's has been the best Italian restaurant in town for years. An outstanding reputation and great lease mark with very strong sales mark this institution as a true winner.

Very consistent sales of \$1,000,000 and a long history of over 20 years. The restaurant is licensed for 204 inside plus 28 on sunny west-facing patio.

The lease has tons of term and is currently paying only \$4,070 gross rent including TMI. Full restaurant with bar on the main floor, and a large banquet hall and event space in the basement for parties. Full training provided, including the name and menu. Please do not go direct.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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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 ITALIAN RESTAURANTS:



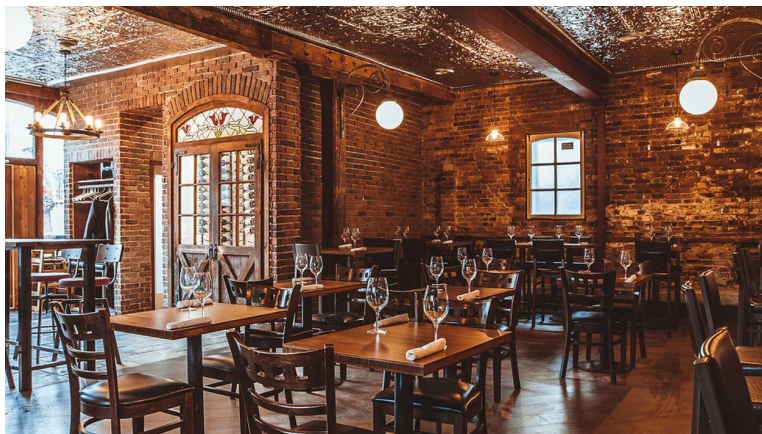
MEZZA NOTTE

- Stunning Italian restaurant
- 2,592 sq ft
- Solid lease of \$12,215 gross rent
- Impressive sales over 1 Million



VELOCE ITALIAN KITCHEN

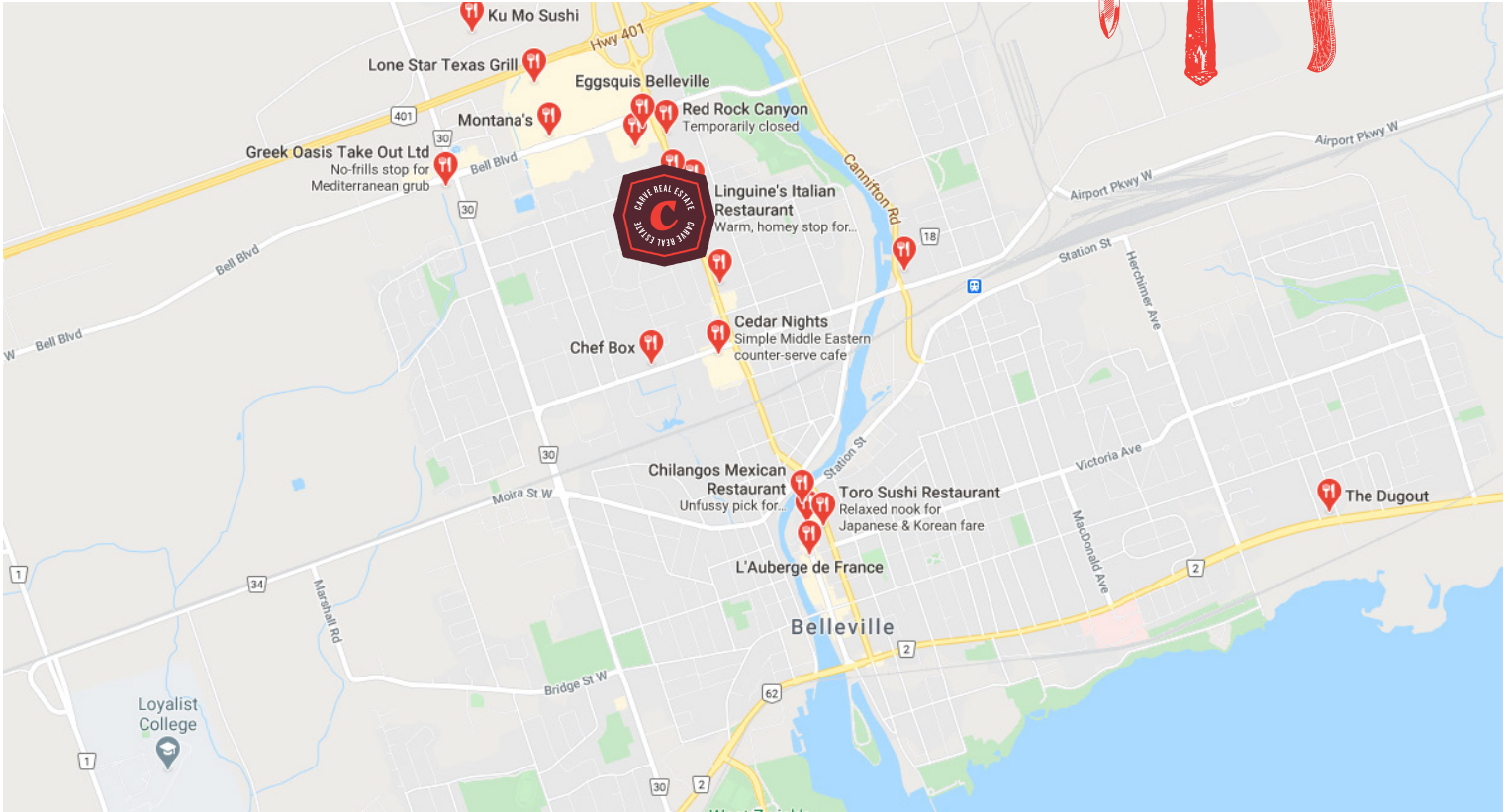
- Licensed for 60 Pizza/Italian franchise
- 2,000 sq ft
- Solid lease of \$6,600 Gross
- Liquor license for 60



MARBLES

- Licensed restaurant for 56
- 1,600 sq ft + 1,100 upstairs
- Great lease of \$5,500 gross rent
- Very beautiful downtown restaurant





BUILDING DETAILS

Located on the main and lower floors of a low-rise office building and features lots of parking options, including 20 spots directly in front of the restaurant that is exclusive to the business.

Excellent visibility from Front street and signage for this long-standing business.

Property Details: Linguine's is the only retail or hospitality business on the premise. Front street brings in the vast majority of the traffic from Highway 401 and the strip that the restaurant is located on is home to many different businesses, making it a hub for the area.

LOT SIZE

Frontage:
122 ft along Front Street North

Depth:
Approximately 50 ft

Parking:
20

Total Area:
3,000 ft²



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