



FOR SALE

25 DUNDAS ST W, TRENTON

\$549,000

CAPTAIN GEORGE'S TRENTON

\$3,300 Gross Rent

The Trenton location of Captain George's Fish & Chips is an absolute money maker, with a 10-year history, seating for 50 inside and 16 on the patio, and very impressive sales and net operating income.

2,500 Sq Ft

This is the only store in the franchise with a liquor license, and the operator has made this not only the most popular fish & chips & Greek restaurant in town, it doubles as a very popular sports bar, with tvs, a patio, and a cool collection of neon bar signs!

Captain George's Franchise

Ridiculously low rent of only \$3,300 gross including TMI with 3 + 5 years remaining on the lease, and a very low royalty of only \$300 per month to the franchisor. This business has a history of excellent profits for the owner.

READY FOR SECONDS?

Call me to discuss this listing today.



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carve REAL ESTATE



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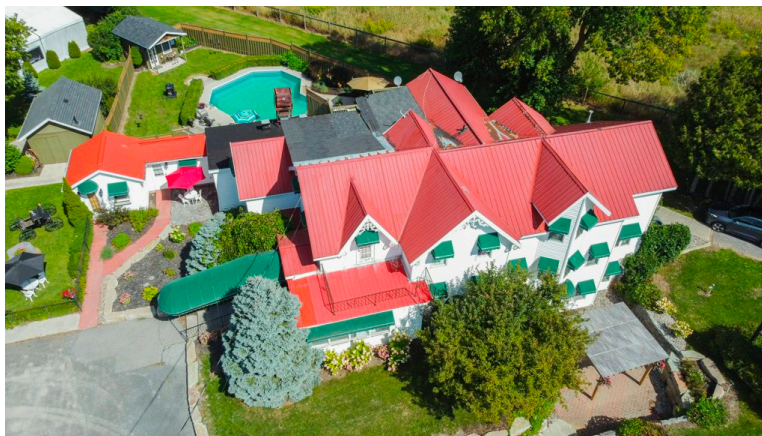
THE ALE HOUSE

- A staple in the Town of Cobourg
- 1,000 Sq Ft
- \$1,749 Gross Rent
- Licensed for 40 + 30 in the summer



SMITTY'S FAMILY RESTAURANT

- A mainstay in the City of Peterborough
- 4,400 Sq Ft
- \$10,875 Gross Rent
- Liquor license for 155



THE ROYAL COACHMAN

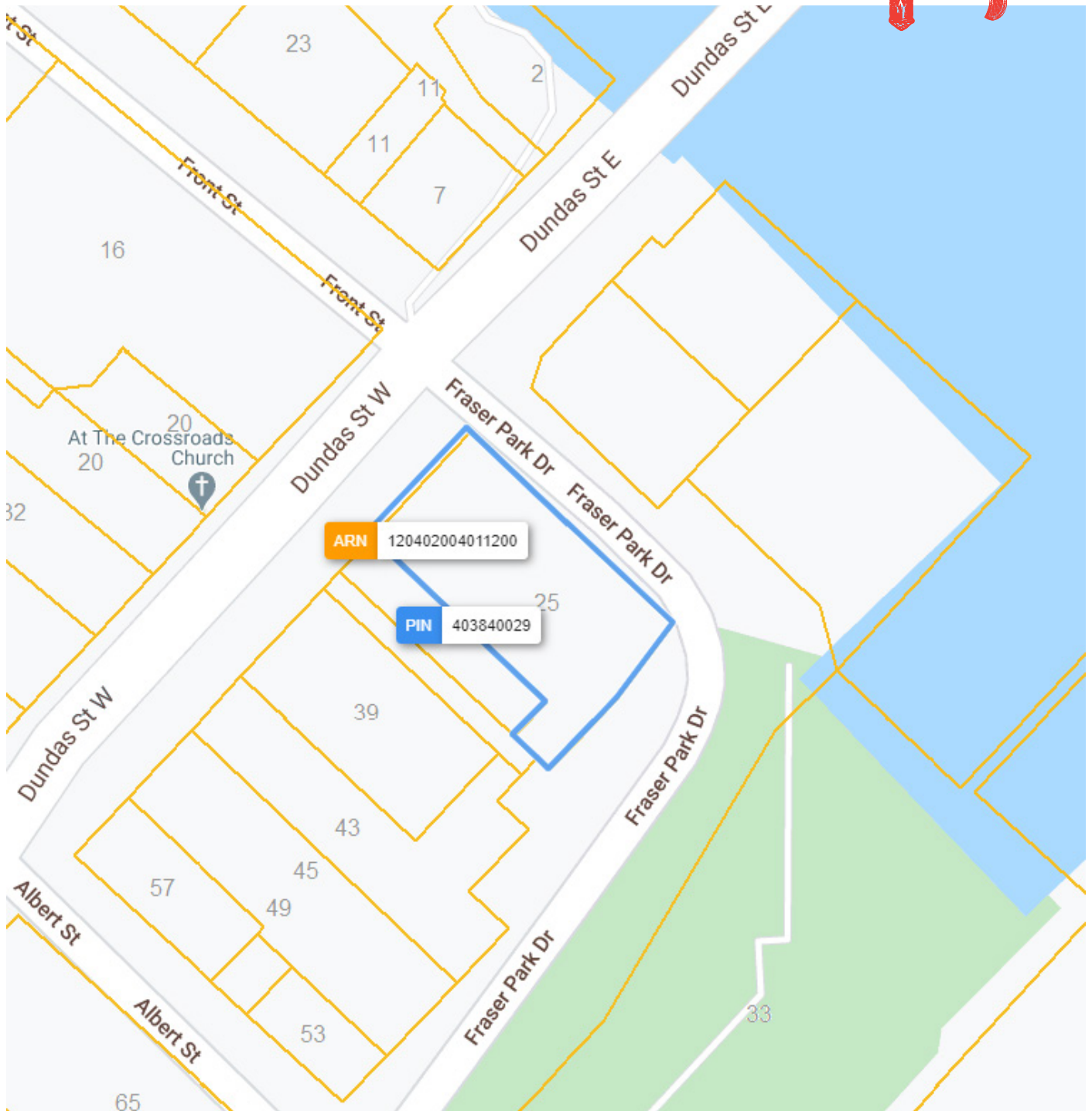
- 327 Licensed restaurant and home
- 3,190 sq ft resto & 1,934 home
- Owner operated resto & home
- Very profitable business



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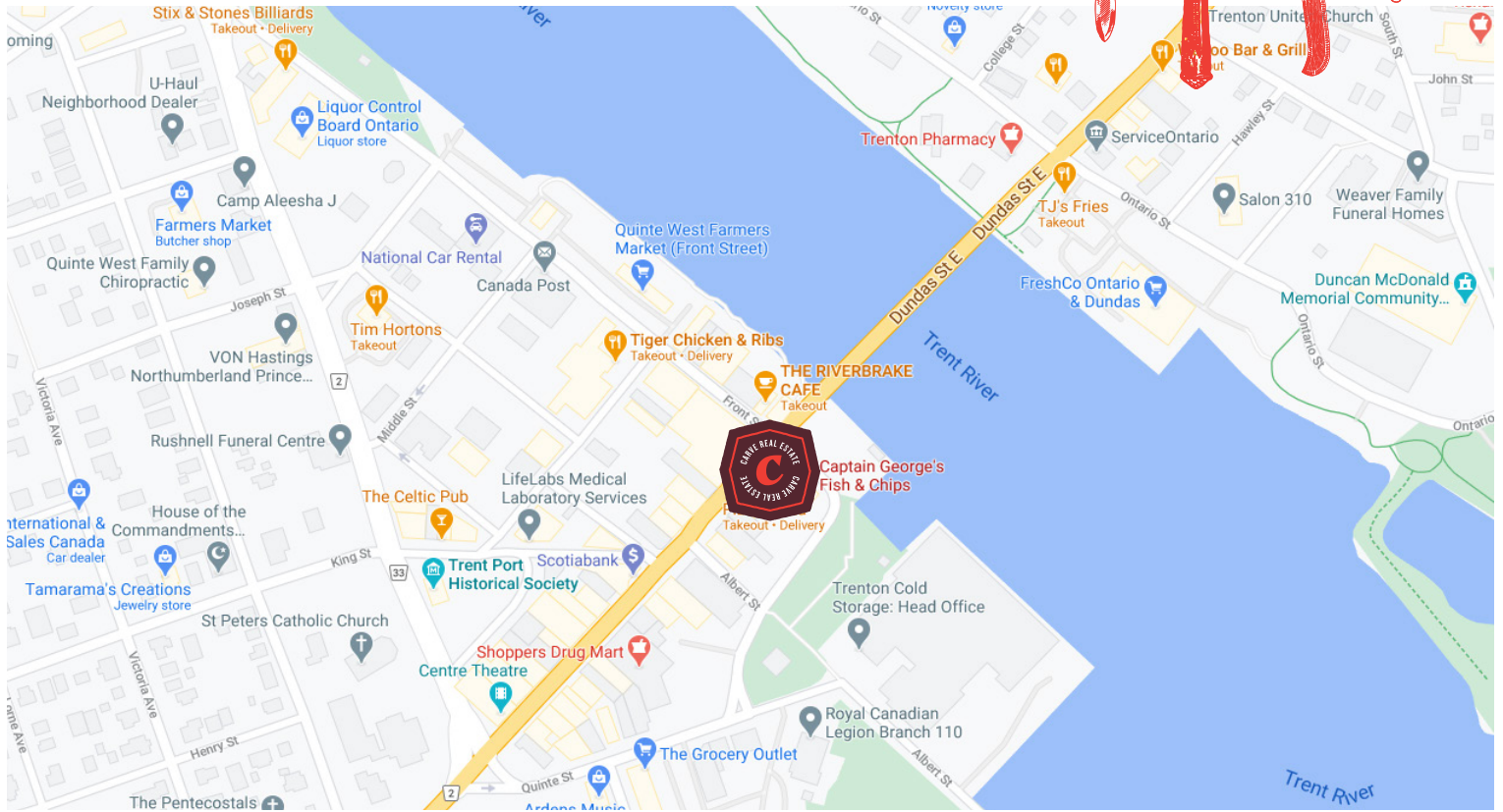
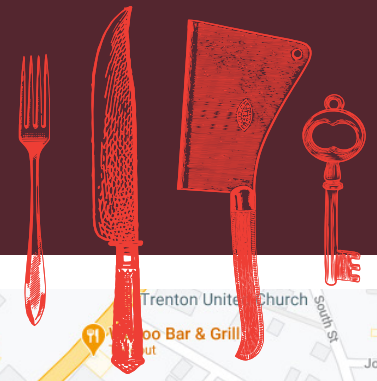
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BUILDING DETAILS

The lot of 25 Dundas Street West commands an outstanding view of downtown Trenton, with full views of the Trent River, and located at the junction of Dundas Street and Front Street.

This site is a former Tim Hortons, and has ample private parking with 20 spaces. There is room to expand the north-east facing patio.

Property Details: The building is in excellent condition and there have been a series of upgrades and renovations over the years. Located on a concrete pad with no basement, there are no flooding issues.

Outstanding signage and visibility, this business is literally the number one Greek restaurant and fish and chips restaurant in town, and the only Captain George's in the franchise portfolio with a liquor license.

LOT SIZE

Frontage:
70.74 ft along King Street East

Depth:
Approximately 138 ft

Raw Measurements:
92.58 ft x 3.17 ft x 45.09 ft x
22.85 ft x 138.09 ft x 20.82 ft

Total Area:
929,430.47 ft² (21.337 ac)



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