



**FOR SALE**

**89 LAKESHORE RD E, MISSISSAUGA**

**\$509,000**

**\$7,302 gross rent**

**1,400 Sq Ft**

**Licensed BBQ Restaurant**

## FIRED UP! BBQ

The very popular and profitable Fired Up BBQ in Mississauga's busy Port Credit area on Lakeshore is available! This is a booming business with very impressive sales and net operating income.

Completely renovated restaurant area licensed for 58 inside and 28 on the shaded patio. This restaurant is busy in winter or summer. Renovated bar, open concept kitchen, popular menu, and consistent sales. Top of the line equipment, leaseholds, and AAA location.

Very attractive lease of \$7,302 gross including TMI with 5 + 5 + 5 years remaining in a 1,400 sq ft interior. Commanding corner location, Fired Up is one of the cornerstones of this neighbourhood. Full training to be provided.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**

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



# carve REAL ESTATE



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## MISSISSAUGA LOCATIONS:



### HURONTARIO

- Gorgeous licensed Indian Restaurant
- 9,800 sq ft
- \$33 per sq ft net rent
- 2 kitchens with patio



### MEADOWVALE

- Licensed restaurant and pub
- 3,800 sq ft + patio
- \$13,275 gross rent
- Great sales and location



### SQUARE ONE

- New popular franchise location
- 3,556 sq ft
- \$12,700 gross rent
- Large liquor license at Square One

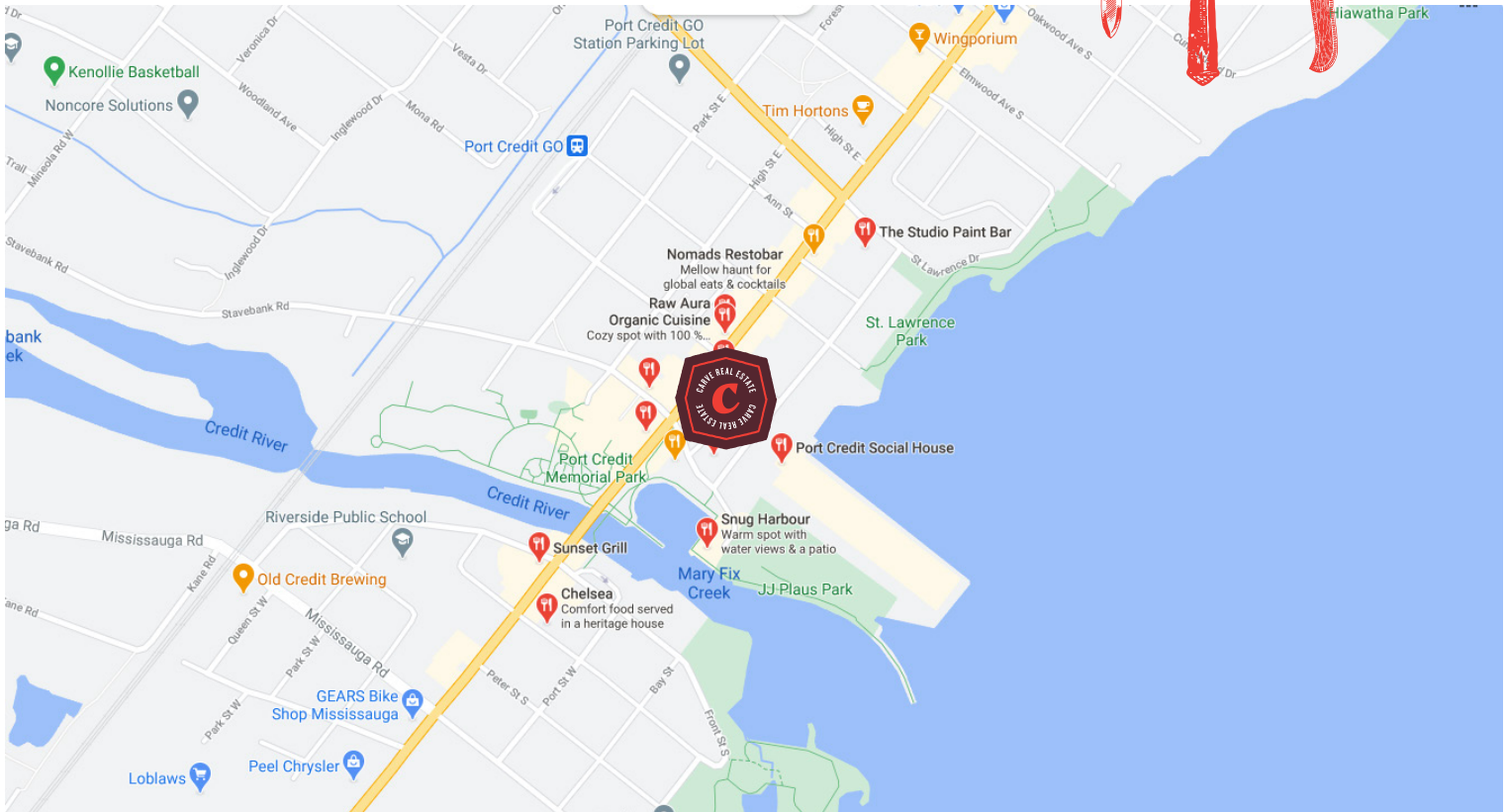


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## BUILDING DETAILS

Port Credit has long been the premier of Mississauga's infamous lake side neighbourhoods. Boasting the mouth of the Credit River, waterfront parks, a harbour, festival space, and tons of excellent retail, this is the spot in this part of the GTA.

**Property Details:** This restaurant has an outstanding corner location with excellent visibility and parking options. There is a ton of pedestrian traffic, and there are a number of AAA restaurants, shopping, and more within walking distance.

The unit was completely renovated less than 5 years ago, including a new hood system, top of the line equipment, leaseholds, furniture, and more.

### LOT SIZE

#### Frontage:

26.74 ft along Lakeshore Rd E

#### Depth:

Approximately 110 ft

#### Raw Measurements:

26.71 ft x 110.23 ft x 26.46 ft x 110.21 ft

#### Total Area:

2,917.02 ft<sup>2</sup> (0.067 ac)



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