



**FOR SALE**

**515 RIDDELL RD, ORANGEVILLE**

**\$499,000**

**\$8,500 gross rent**

**2,500 Sq Ft**

**St. Louis Bar & Grill**

## ST. LOUIS BAR & GRILL

Beautiful Modern St. Louis Bar & Grill in new plaza in Orangeville. Located just off of Hwy 10 and surrounded by residential, businesses, schools, and more, this 4-year-old store is in fantastic condition and pumps out the sales.

Boasting a 2,500 sq ft modern layout, large kitchen and hood, and an excellent lease rate of only \$8,500 gross including TMI with 6 + 5 + 5 years remaining on the lease. Large liquor license of 107 inside and 54 on the patio.

Excellent location in a plaza with McDonalds, Mr. Lube, and more, and across the street from other busy box store plazas. Great franchisor support, currently paying only 5% royalty. Big average sales of 1.2 Million with potential for more.

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

# carve REAL ESTATE



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## OTHER LOCATIONS:



### TURTLE JACKS

- 2 Great locations in Ontario
- 5,000 - 6,000 sq ft
- Great leases and fully renovated
- Impressive sales and income



### BOSTON PIZZA

- 3 Locations in Tri-City Area
- 5,000 - 6,000 sq ft
- Located in excellent plazas
- Impressive sales and history



### SHOELESS JOE'S

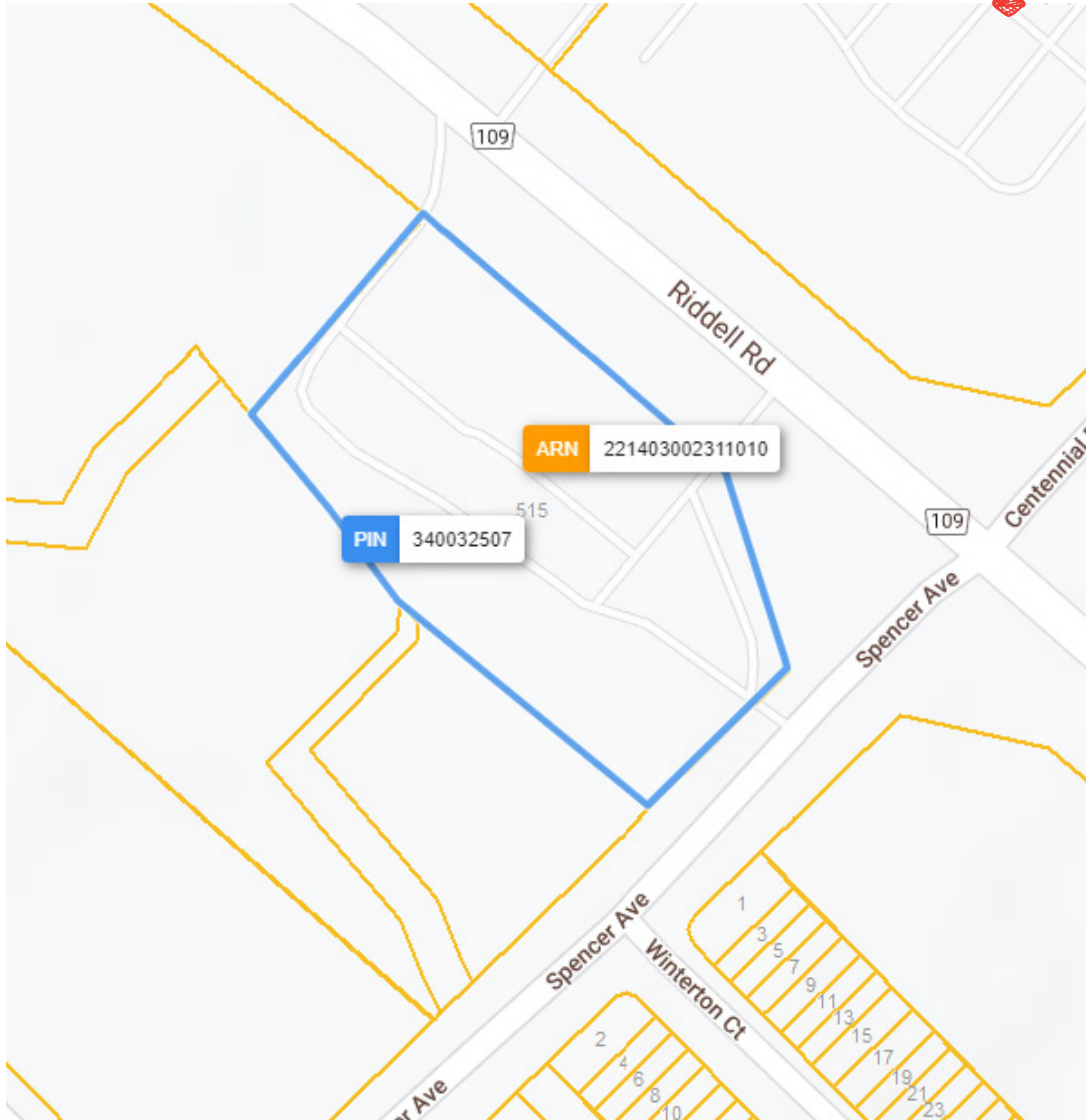
- Modern Shoeless Joe's franchise
- 4,963 sq ft
- \$15,124 sq ft
- Great store in Napanee with sales



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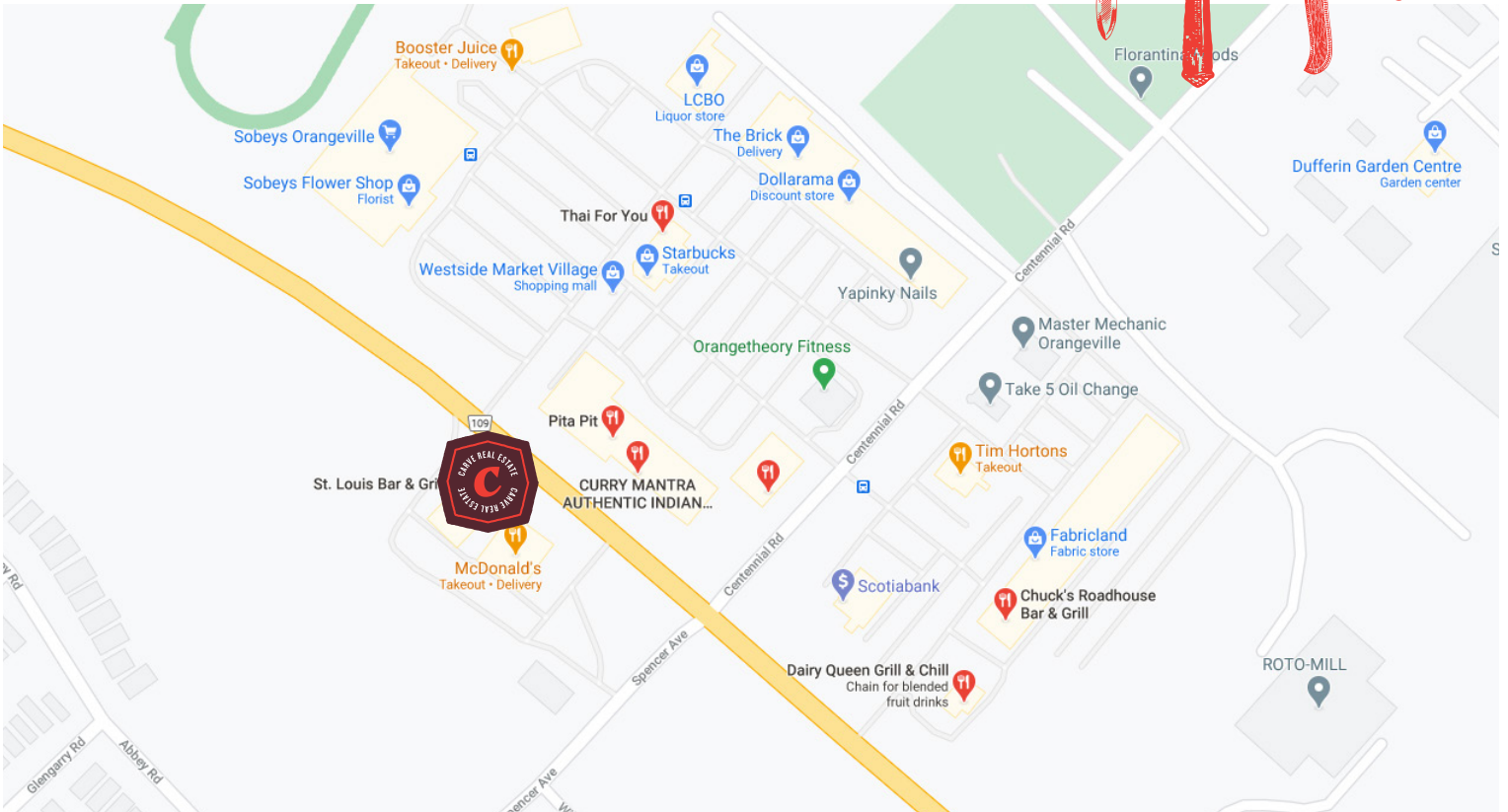
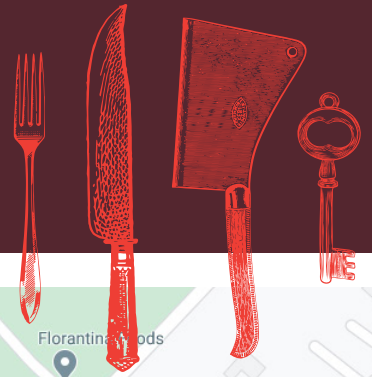
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## BUILDING DETAILS

515 Riddell Road is located at an extremely busy intersection that is a retail hub with major plazas located on 3 of the 4 corners. This corner boasts a Sunset Grill, McDonald's with drive-thru, and a Mr. Lube.

Orangeville has continued to see an explosion of development and new homes and subdivisions, and is only a short drive north-west of the GTA on Highway 10.

**Property Details:** This unit is in fantastic shape. The building itself is only 4 years old and is completely modern, with high ceilings, tons of signage, and parking for 40.

### LOT SIZE

**Frontage:**

464.07 ft along Riddell Road

**Depth:**

Approximately 200 ft

**Raw Measurements:**

154.07 ft x 310.44 ft x 206.98 ft x 184.54 ft x 232.03 ft

**Total Area:**

97,488.64 ft<sup>2</sup> (2.238 ac)



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