carve REAL ESTATE

FOR SALE

500 DIVISION ST, COBOURG

$155,000

$3,185 gross rent

1,198 Sq Ft

Chinese Cuisine QSR

# FIVE STAR RESTAURANT

Modern quick service restaurant (QSR) with large hood in a great plaza and l ocation in Cobourg ON. Currently a very popular Chinese Cuisine with impressive sales and full equipment, this location can also be converted to many other concepts and/or franchises.

This plaza is on Division, the main way into the center of Cobourg's downtown and its infamous beach. The location is absolutely perfect for a QSR in terms of traffic, geography, and access to the 401.

Long hood and 2 walk-ins ideal for any concept. Current lease is $3,185 gross including Tmi with 2 + 5 + 5 years remaining on the lease. 1,198 sq ft layout. Corner location with only pizza as a restrictive use. Please do not go direct.

**READY FOR SECONDS?**
Call me to discuss this listing today.

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

RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

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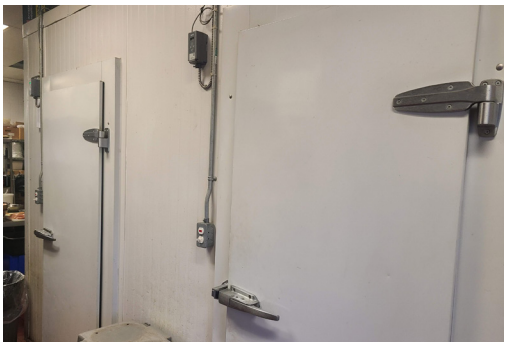

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# EASTERN ONTARIO:

## DIMITRI'S RESTAURANT

- Licensed Family Restaurant
- 4,500 sq ft
- Very good lease of $6,275 Gross
- Licensed for 166 + 24 patio

## CAPTAIN GEORGE'S

- Downtown income property
- 2,166 sq ft
- Profitable business with income
- Laundromat Business and Apartment

## SHOELESS JOE'S

- Profitable cafe and catering
- 1,745 sq ft
- Great lease of $6,758 Gross Rent
- Surrounded by hospitals and offices

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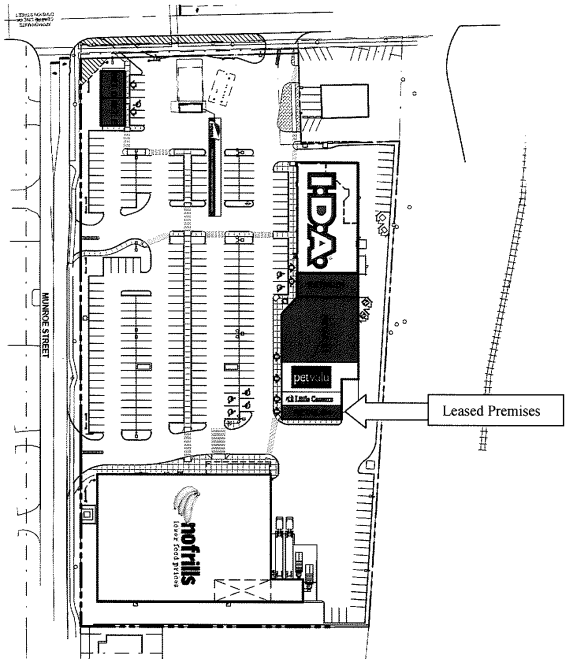


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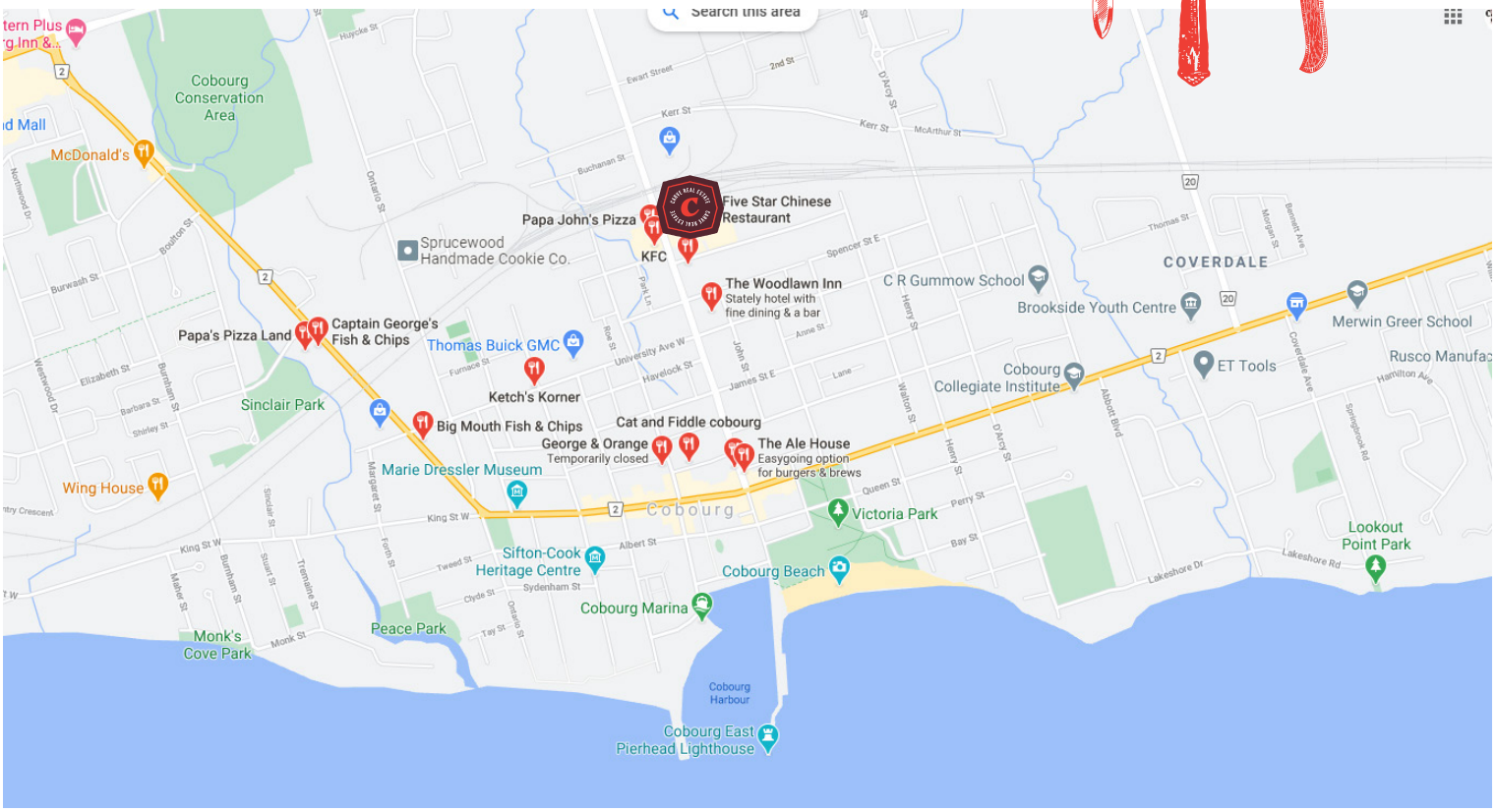


# BUILDING DETAILS

Modern Unit in a great plaza that has seen great renovations and is in fantastic condition. Huge 20 foot long hood, 1 walk-in fridge, 1 walk-in freezer, and rear access for deliveries add up to a perfect set up for a quick-service restaurant.

The only other food use in the plaza is Little Ceasar's Pizza so this unit can be changed to any other cuisine/use/franchise. Perfect opportunity for rebranding or changing the concept.

**Property Details:** Big plaza with over 100 parking spaces. Great signage and visibility. Neighbouring tenants are No Frills, CIBC, Pioneer Gas Station, IDA Pharmacy, Anytime Fitness, Pet Value, Little Ceasars, and Anytime Fitness.

Great opportunity for franchises and operators to obtain a new location in a strong market and plaza.

## LOT SIZE

**Frontage:**
378.28 ft along Division St

**Depth:**
Approximately 681.91 ft

**Raw Measurements:**
284.27 ft x 681.91 ft x 378.28 ft x 579.00 ft

**Total Area:**
260,454.09 $ft^2$ (5.979 ac)

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