



**FOR SALE**

**7 DIVISION ST, BOWMANVILLE**

**\$249,000**

**\$6,830 gross rent**

**3,500 Sq Ft**

**Licensed Restaurant**

## COPPERWORKS BREW PUB

Fully licensed brewpub restaurant with full patio, chef's kitchen, additional licensed party room/2nd concept, and a brewing license with a 1.5-barrel system and 4 fermenters. Copperworks Brew Pub + Restaurant is a money maker with very impressive sales and additional 3-bedroom home above the restaurant.

Parking for 25 in private lot with excellent signage. Licensed for a total of 125 inside plus 37 on the gorgeous shaded west facing patio.

Outstanding lease rate of \$6,830 gross rent including TMI with 5 + 5 years remaining and no restrictions on the lease. Why change it though? This one is a performer with income. Large commercial hood, 2 walk-ins, 3,500 sq ft interior.

**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).





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## OTHER LOCATIONS:



### BOWMANVILLE

- Popular QSR and Restaurant
- 1,000 sq ft
- \$2,482 gross rent
- Great sales and open to conversion



### OSHAWA

- Great Fat Bastard Burrito location
- 1,050 sq ft
- \$3,668 gross rent
- Excellent lease and buildout



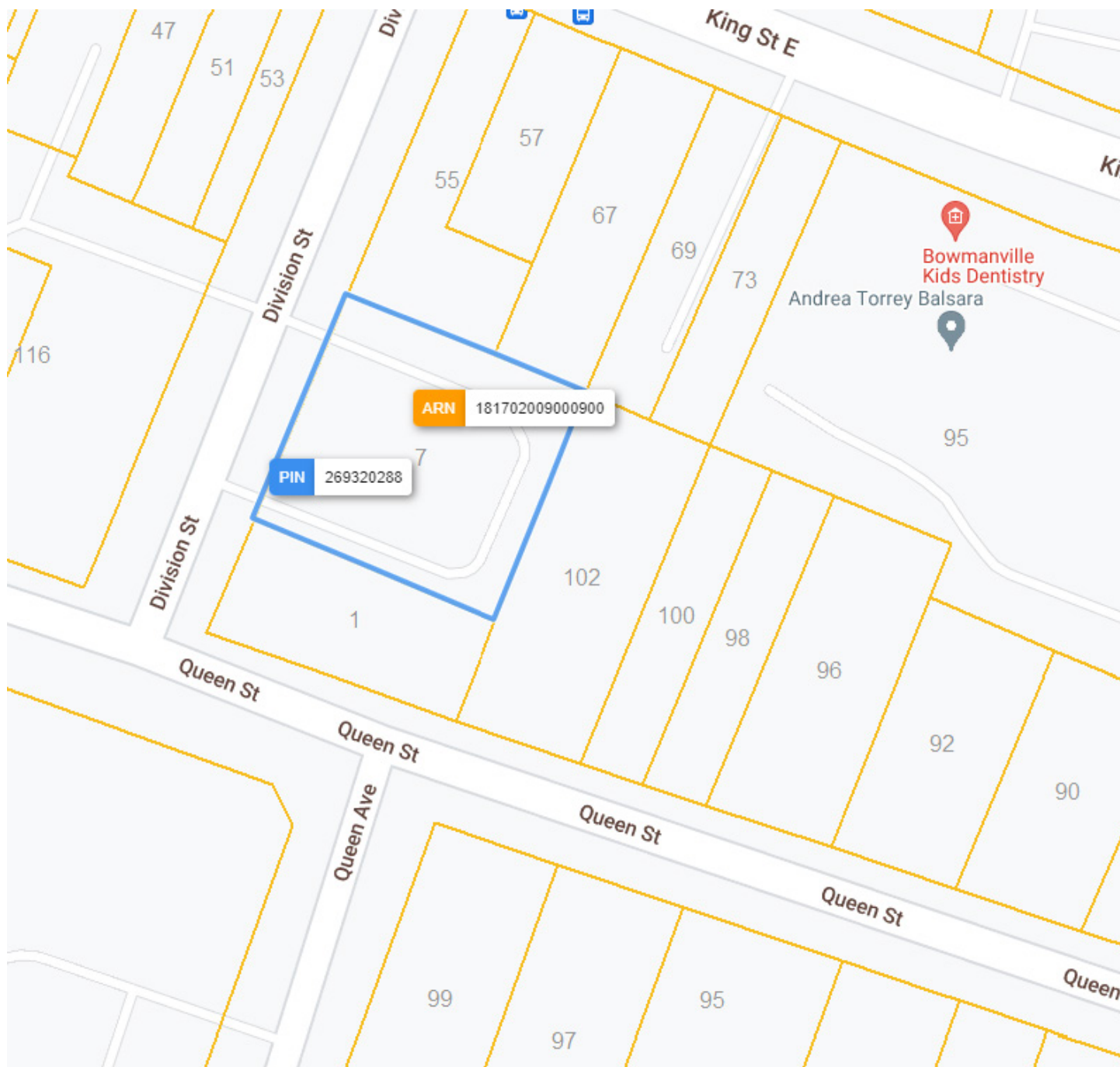
### OSHAWA

- Pita Pit location
- 1,297 Sq Ft
- \$5,044 gross rent
- Impressive sales that are increasing



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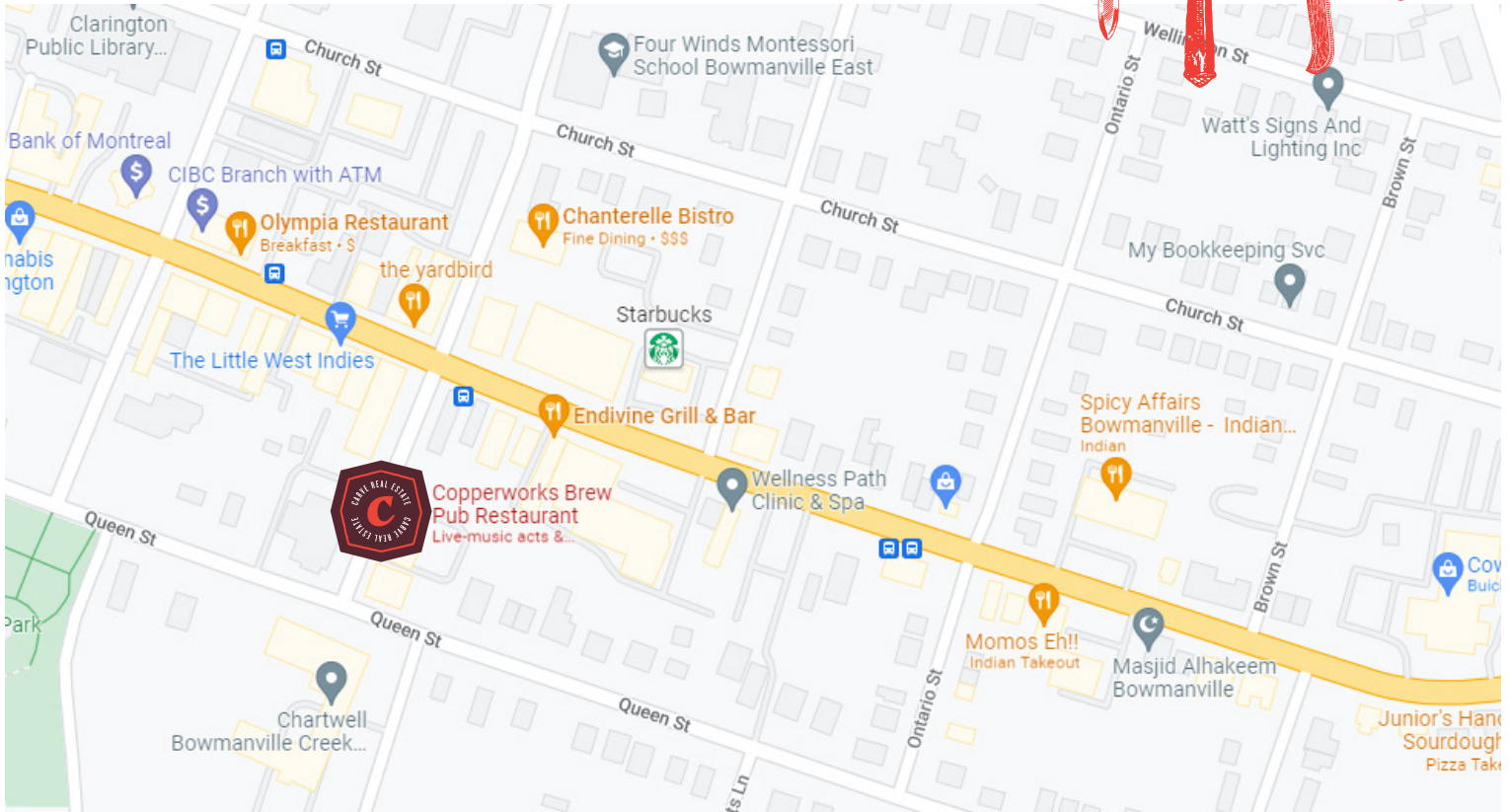
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## BUILDING DETAILS

7 Division Street is an excellent lot of land just steps off of King Street, the main artery of downtown Bowmanville. The property has a ton of character and the building is in very good shape with full updated systems, kitchen, flooring, lighting, and more.

**Property Details:** There is a full parking lot that can fit 26 cars, and a big street front patio that faces west and gets the sun all afternoon long.

As this was formerly a home many years ago, there are multiple dining rooms, and two bar areas, including the rear room that is perfect for parties, events, and concerts.

Additional residential space located above the restaurant. 3 bedroom home perfect for an owner.

### LOT SIZE

**Frontage:**  
121.62 ft along Division St

**Depth:**  
Approximately 130.11 ft

**Dimensions:**  
121.70 ft x 131.15 ft x 123.39 ft x 129.31 ft

**Size:**  
15,952.10 ft<sup>2</sup> (0.366 ac)



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