



**FOR SALE**

**30 MAIN ST S, GRAND VALLEY**

## MILL CREEK GRAND VALLEY

Mill Creek Pub & Restaurant's second location in Grand Valley is an excellent business, situated on Main Street in downtown Grand Valley, just a 10 min drive west of Orangeville.

This business does very impressive numbers approaching 1 million, with an incredible lease of only \$3,175 gross rent including TMI, with 5 + 5 + 5 years remaining on the lease. 2,480 sq ft layout perfect for a restaurant/pub with a full chef's kitchen, bar, and tons of seating.

Big liquor license of 116 inside and 16 on the main street patio. This location can be kept as the same concept or rebranding into a virtually limitless amount of concepts or franchises. Full basement, with washrooms on the main floor.

**\$199,000**

**\$3,175 gross rent**

**2,480 Sq Ft**

**Licensed Restaurant**

**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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## ORANGEVILLE & AREA:



### MILL CREEK ORANGEVILLE

- Modern downtown Restaurant
- 4,000 sq ft
- \$3,175 gross rent
- Busy with full kitchen & patio



### ST. LOUIS BAR & GRILL

- St. Louis franchise in Orangeville
- 2,500 sq ft
- \$8,500 gross rent
- Gorgeous new build with 1.2 Mil sales



### BARCELOS WASAGA BEACH

- Licensed restaurant for 52 + 80 on patio
- 3,000 sq ft
- Low lease of \$2,500 gross rent
- Amazing patio with BBQ summer sales

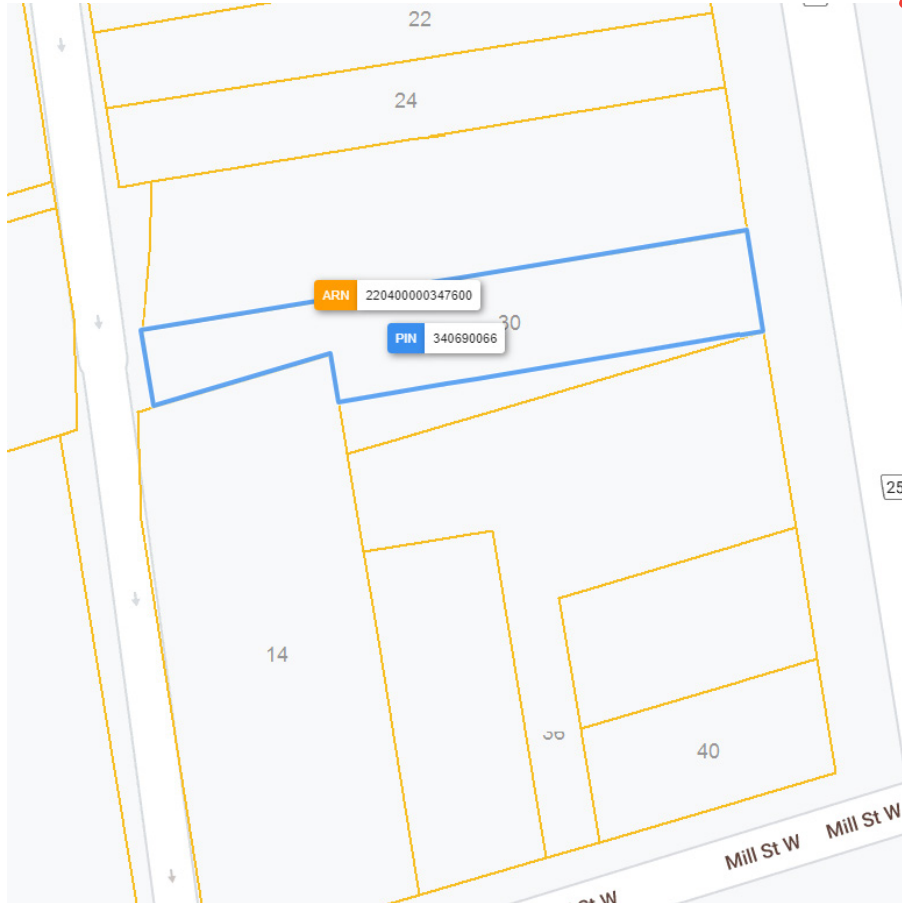


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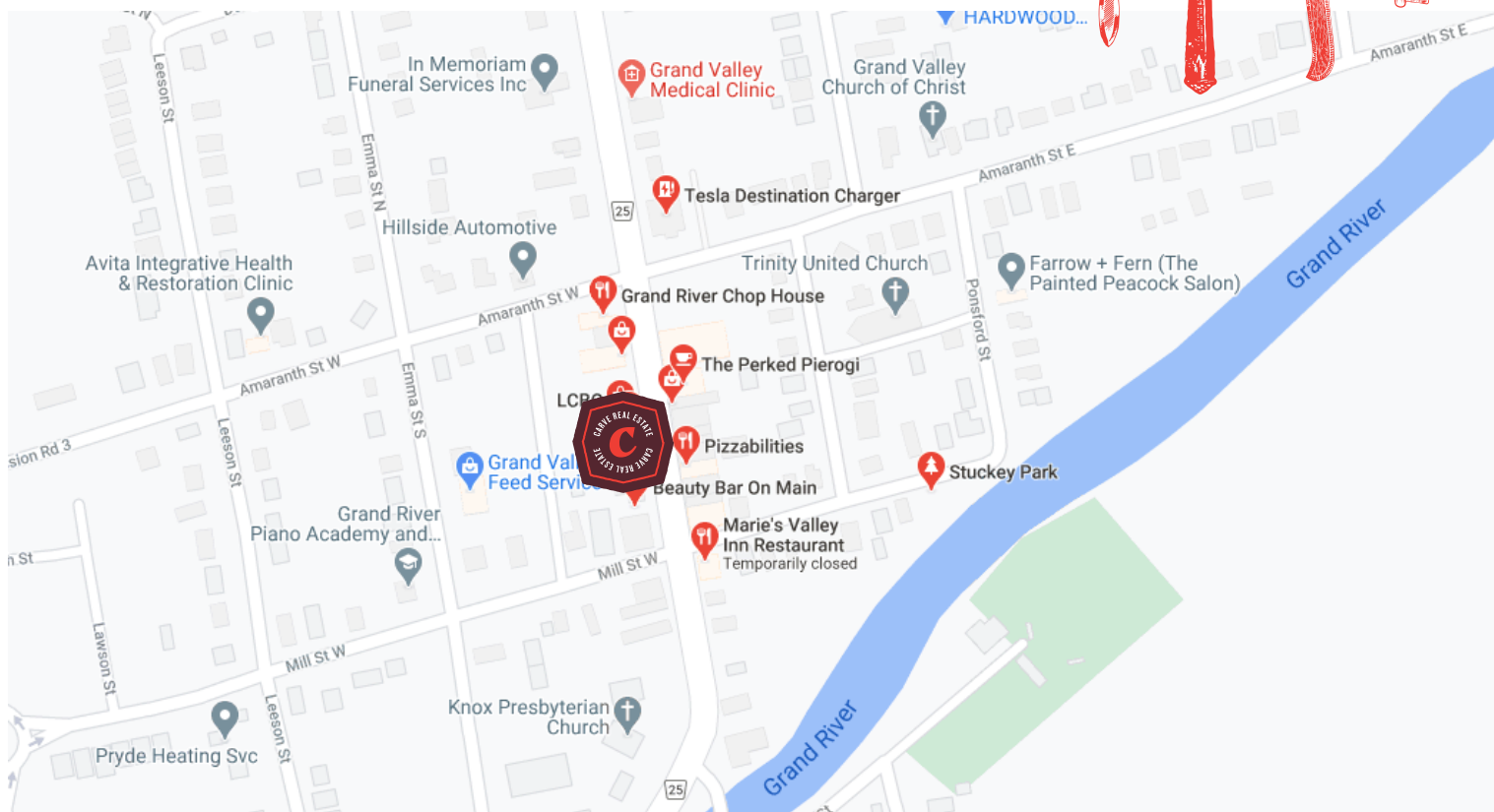
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## BUILDING DETAILS

Grand Valley is a small town just 10 minutes east of Orangeville, effectively serving as a bedroom community/suburb of its much larger neighbour and the economy there.

Main Street is home to the majority of the businesses in town and it is in excellent condition. This is a very populated part of the province with the GTA just southeast and connected by Hwy 410/10.

**Property Details:** The building is in excellent shape and condition and underwent major renovations just a few years ago in 2018.

Full chef's kitchen that can easily accommodate the full capacity of the restaurant and patio.

### LOT SIZE

**Frontage:**  
30.97 ft along Main Street

**Depth:**  
Approximately 129 ft

**Raw Measurements:**  
186.76 ft x 23.34 ft x 56.09 ft x  
14.91 ft x 131.10 ft x 30.87 ft

**Total Area:**  
5,177.44 ft<sup>2</sup> (0.119 ac)



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