



FOR SALE

17074 LESLIE ST, NEWMARKET

\$799,000

\$7,875 gross rent

2,350 Sq Ft

St. Louis Franchise

ST. LOUIS BAR & GRILL

The popular St. Louis Bar & Grill in Newmarket is available! One of Canada's best franchises, St. Louis is growing internationally and is known for its profitable locations. This store has a typical 2,350 sq ft layout that is easy to run with minimal labour and is licensed for 60 interior and 30 on the patio.

There are 35 parking spaces, great visibility, pylon advertising, and Tim Horton's on the other end of the plaza. Franchisor approval required.

Great lease rate of \$7,875 gross including TMI, with 7 + 5 + 5 years remaining. Full training provided by franchisor. Royalties of 5% + 2%. This store averages 1.5 million and produces excellent NOI and profits run hand-off or hands-on.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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carverestate.com

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

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

carve REAL ESTATE



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OTHER LOCATIONS:

CRABBY

J O E ' S

B A R • G R I L L

CRABBY JOE'S

- 2 AAA locations in London
- 5,000 - 6,000 sq ft
- Very attractive leases
- Sales well over 3 Million!



BOSTON PIZZA

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



TURTLE JACK'S

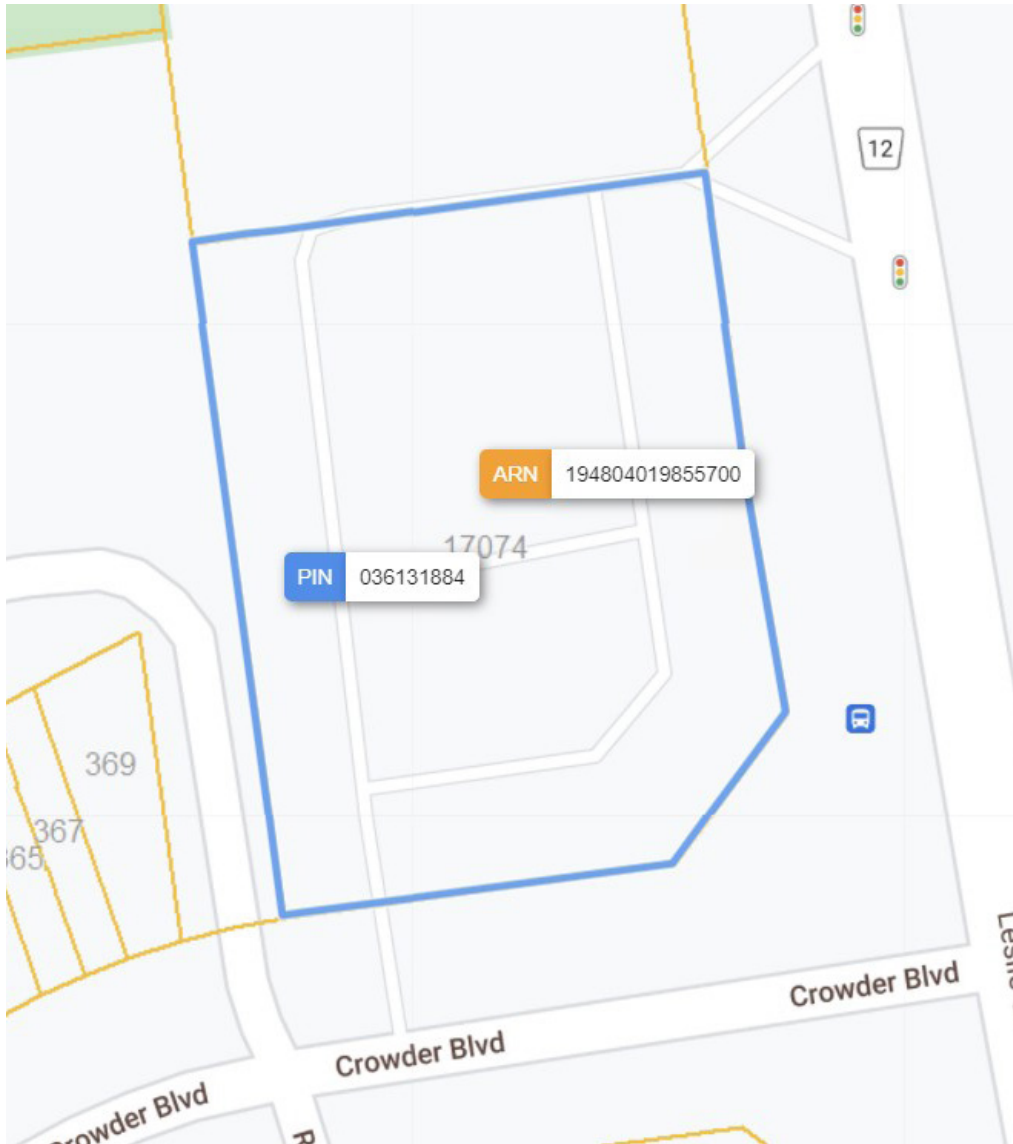
- 2 Great locations in Ontario
- 5,000 - 6,000 sq ft
- Great leases and fully renovated
- Impressive sales and income



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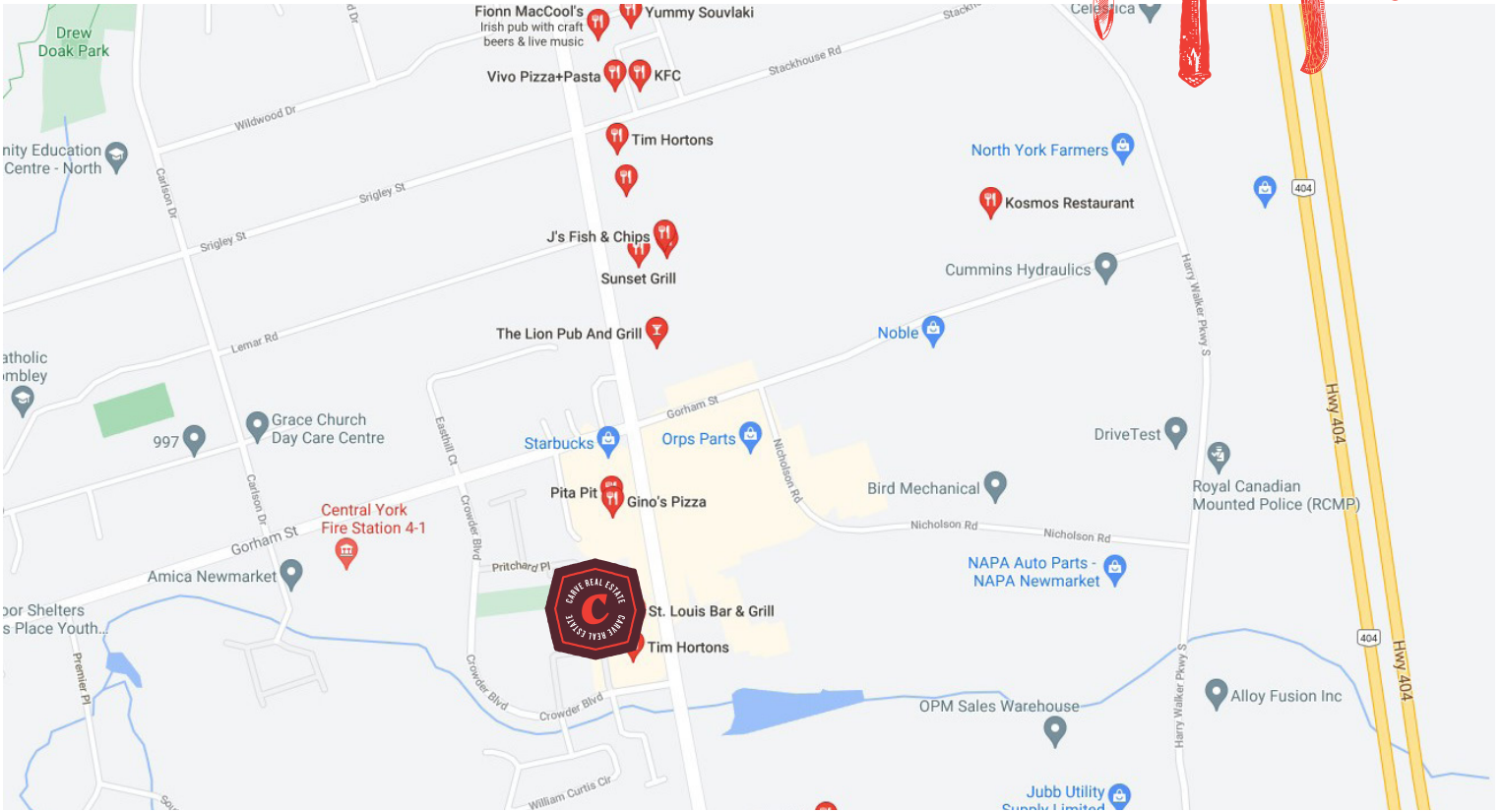
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BUILDING DETAILS

This business is located just off of Highway 404 on the very busy Leslie Street in Newmarket. There is a ton of vehicular traffic and the area is surrounded by an excellent mix of residential, commercial, and industrial that combine to provide this restaurant with very impressive lunch, dinner, and weekend sales.

Property Details: This small plaza has some excellent tenants, including a busy Tim Horton's with a drive-thru on the other end of the plaza.

Great visibility and lots of parking make is easily accessible. The plaza is built on a concrete pad with high ceilings and a steel roof. Easy to access the leaseholds and systems. Outdoor storage to the rear for garbage, grease, etc.

Very quick access to the highway as well as downtown Newmarket.

LOT SIZE

Frontage:

146.03 ft along Leslie Sreet

Depth:

Approximately 190.30 ft

Raw Measurements:

118.15 ft x 190.30 ft x 249.35 ft
x 144.75 ft

Total Area:

46,500.05 ft² (1.067 ac)



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