



FOR SALE

195 MEMORIAL AVE, ORILLIA

\$99,000

\$3,600 gross rent

1,659 Sq Ft

Restaurant with Patio

READY FOR SECONDS?

Call me to discuss this listing today.

UNCLE PERRY'S FISH & CHIPS

Popular restaurant located on one of the main streets into downtown Orillia, and direct access to Highway's 11 and 12. Tons of parking spaces and excellent visibility including a large pylon near the street. Large seating area with 60 seats plus 30 more on the patio.

There is a full kitchen with a 10 foot hood and recently upgraded equipment. This is currently a family restaurant with a great menu, and can be either kept as is with training, or converted.

Very good lease currently paying \$3,600 gross rent including TMI, and 4 + 5 + 5 year term remaining. The restaurant has been recently renovated, and can be changed to another cuisine, concept, or franchise. 1,659 sq ft layout.



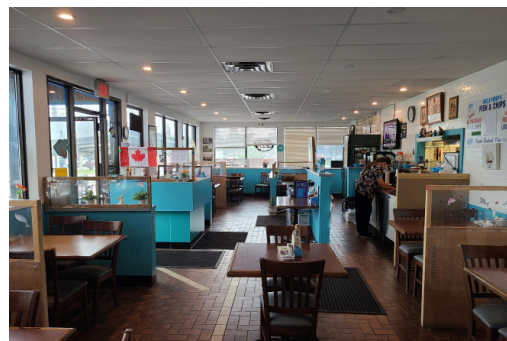
RYAN EARL, Broker and Founder

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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).

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NEARBY LOCATIONS:



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



HALIBURTON

- Infamous family restaurant 85 years +
- 3,500 sq ft
- Amazing lease of \$2,155 gross
- Incredible sales year after year



COLLINGWOOD

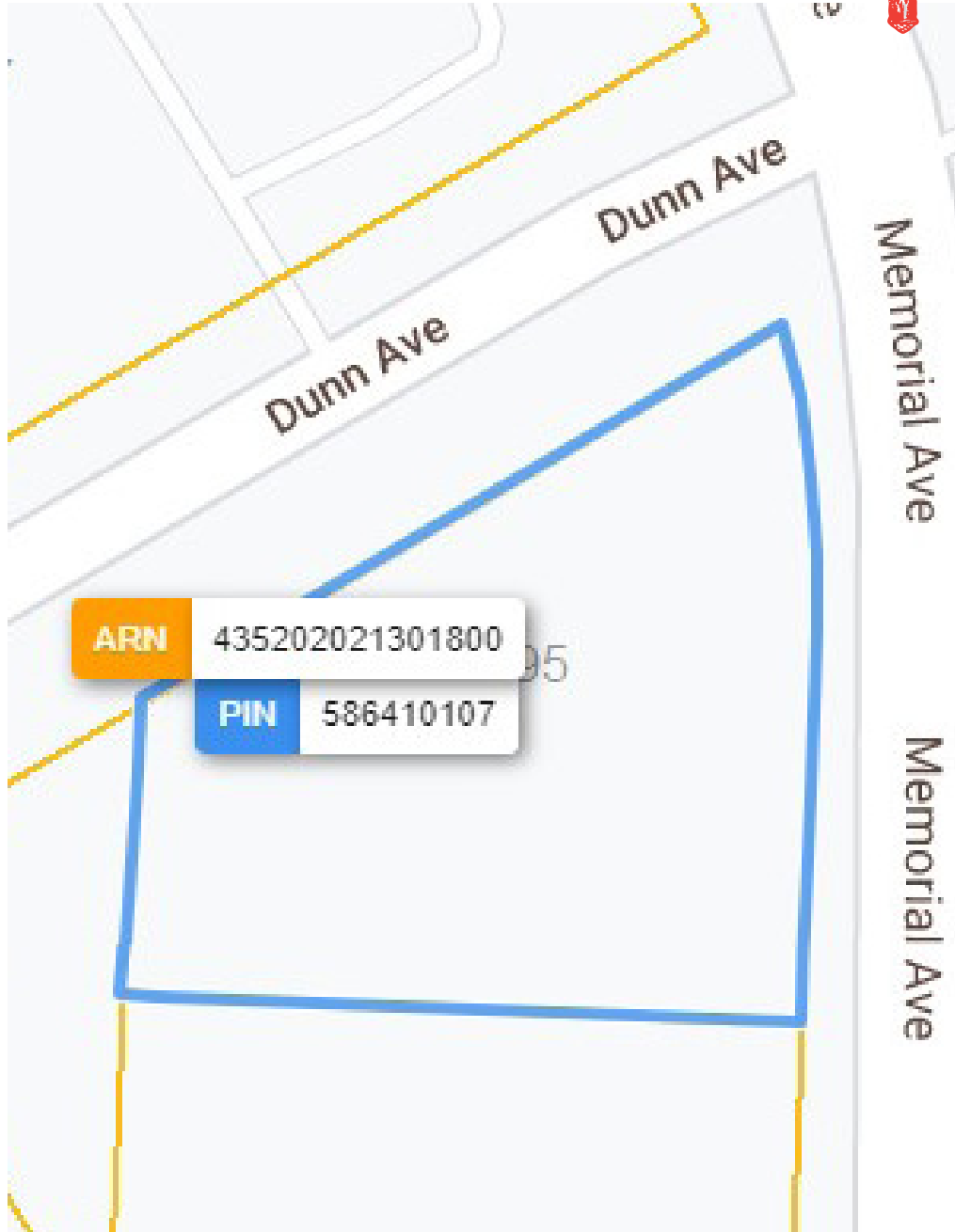
- Popular licensed restaurant
- 1,300 sq ft
- \$2,831 Gross Rent
- Downtown Collingwood with patio

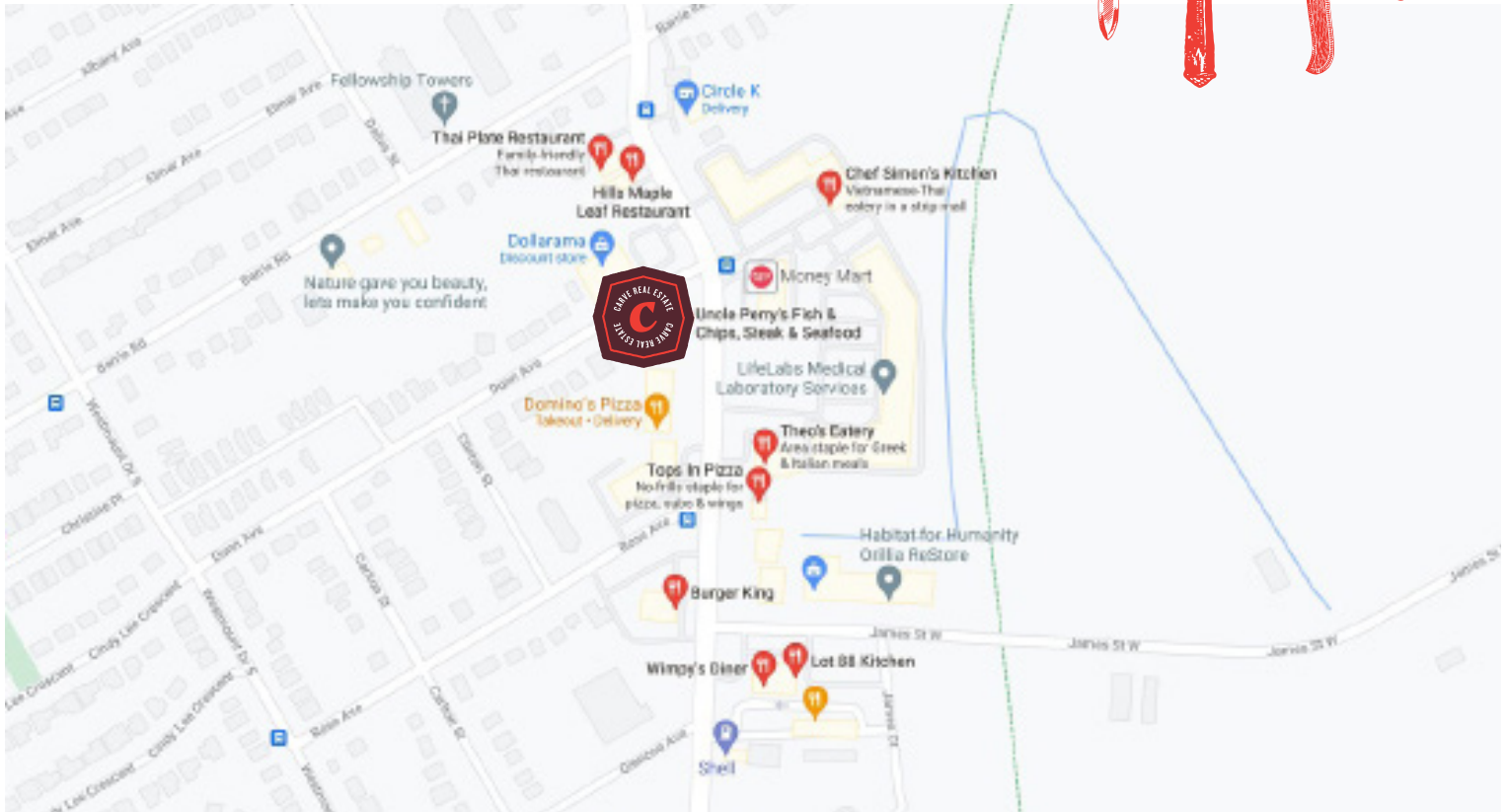


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BUILDING DETAILS

This building is a former cafe and doughnut store, and has recently been completely renovated, including both the front customer area as well as the kitchen. Located on a concrete pad, the building itself is in excellent condition.

Excellent visibility and signage on the building as well as on the advertising pylon. There is ample parking and additional spaces in the neighboring lots.

Property Details: The layout is ideal for dine-in and takeout business, as there are 60 seats in the interior, and a takeout counter for picking up orders. There are 30 seats on the patio.

The layout of this restaurant is ideal for many different concepts and can be easily converted to many different uses. The kitchen equipment is all new from the past few years.

LOT SIZE

Frontage:

159.59 ft along Memorial Ave

Depth:

Approximately 106.07 ft

Raw Measurements:

157.07 ft x 164.03 ft x 66.32 ft x 149.77 ft

Total Area:

16,705.57 ft² (0.384 ac)



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