



FOR SALE

111 BROADWAY ST, ORANGEVILLE

\$99,000

\$3,449 gross rent

2,100 Sq Ft

Restaurant

FROMAGE DELICATESSEN

Fromage Fine Cheeses Gourmet Foods & Bistro in downtown Orangeville is available for purchase. This is a very successful business with a great history. Very popular with locals and tourists alike, this deli-catesse has a beautiful retail space, prep area and kitchen, and lots of storage with a full basement.

2,100 sq ft with seating for 27. There is a large walk-in fridge downstairs. Beautiful front windows, great equipment, displays, and fridges.

Attractive lease of \$3,449 gross rent including TMI and 4.5 + 5 years remaining on the lease. 1 parking space for owner. Situated in the center of downtown. Training can be provided or bring your own business.

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).

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ORANGEVILLE AREA:



GRAND VALLEY

- Modern downtown Restaurant
- 2,480 sq ft
- \$3,175 gross rent
- Busy with full kitchen & patio



BARRIE

- Profitable sports bar & resto
- 2,633 sq ft
- \$6,900 gross rent
- Full kitchen with patio



GUELPH

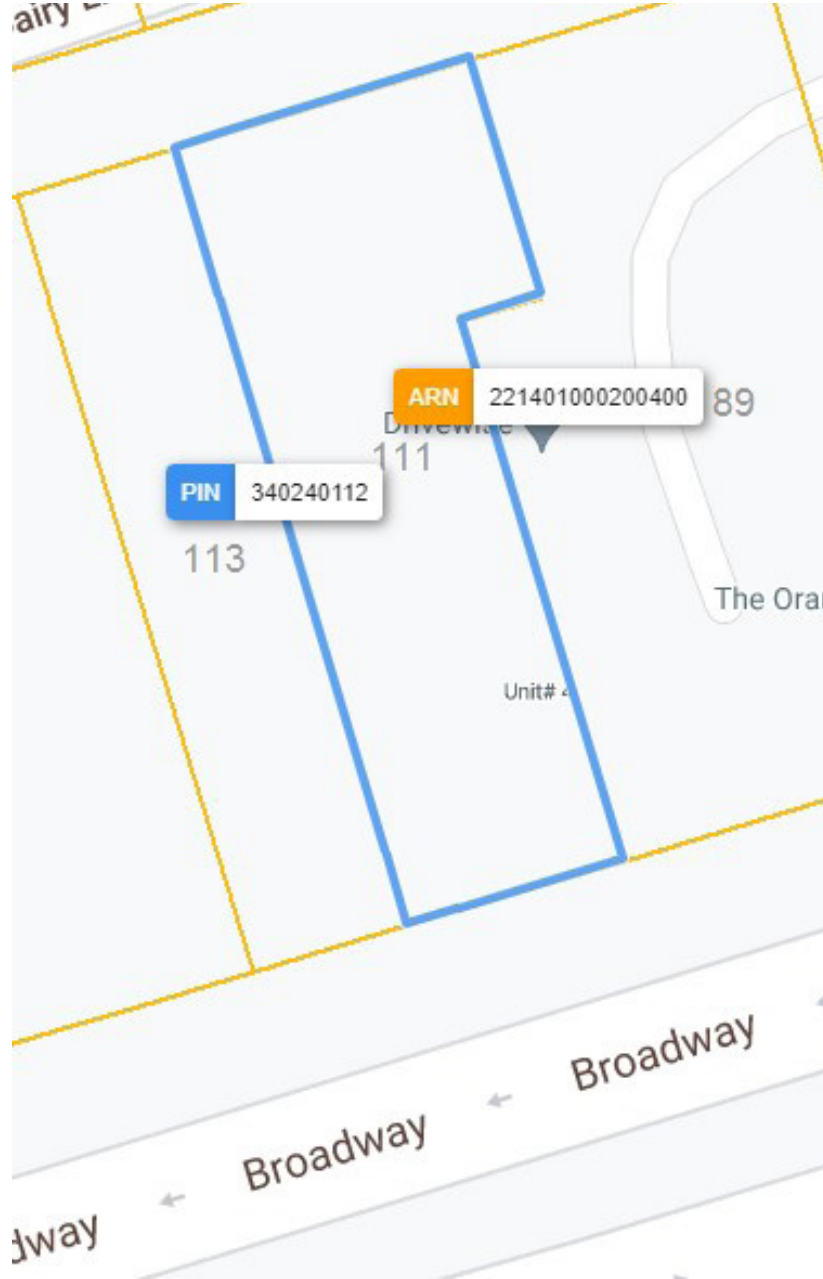
- Licensed restaurant with patio
- 1,600 sq ft
- \$2,500 gross rent
- Downtown Guelph AAA location



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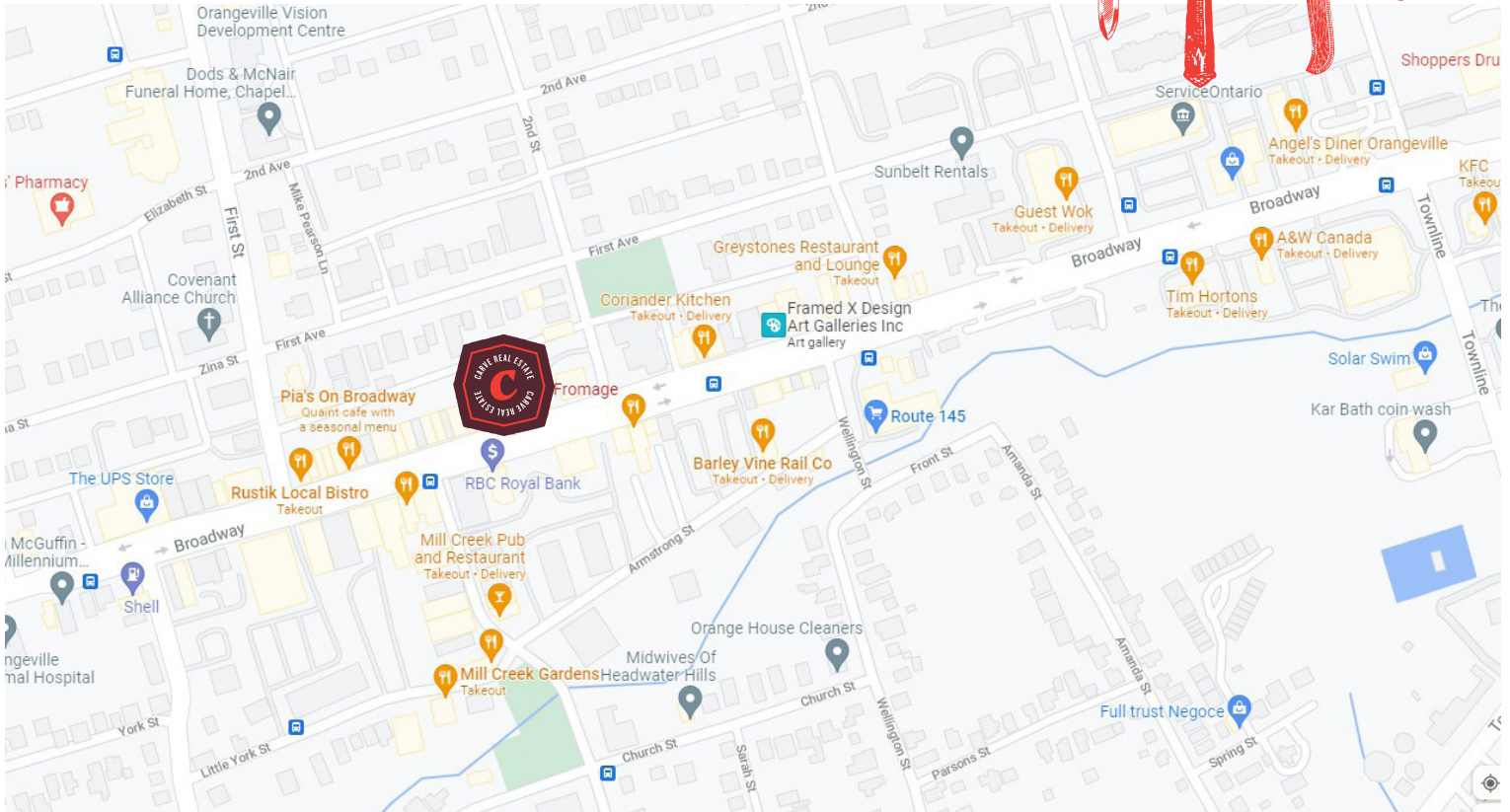
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BUILDING DETAILS

Downtown Orangeville is major attraction to those who live here and in the surrounding area, as well as to the growing tourist population that visit town every year.

Located just steps from where Mill Street connects with Broadway, this is as downtown as you can be, on the sunny north side of the street.

Property Details: The building was completely renovated when the current business took over. There was formerly a restaurant on premise with a full hood system.

The leaseholds are all in excellent shape and the equipment is high quality. Large back end of the unit with prep area, kitchen, office, and storage.

LOT SIZE

Frontage:
34.68 ft along Broadway

Depth:
Approximately 131.92 ft

Raw Measurements:
50.31 ft x 131.92 ft x 36.65 ft x
91.60 ft x 13.66 ft x 40.03 ft

Total Area:
5,381.95 ft² (0.124 ac)



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