



FOR SALE

211 FERNDAL DR S, BARRIE

\$674,000

\$6,900 gross rent

2,633 Sq Ft

Licensed Restaurant

OL' WEST WING

The very popular Ol' West Wing in the Ardagh area of Barrie is available! This is the most popular bar and restaurant in the area. Completely renovated with high ceilings, flat screens, pool table, and more.

Full kitchen with a 7 ft hood and walk-in cooler. Located in a corner location of a plaza with great signage and 38 parking spaces that are all for the restaurant at night. Licensed for 66 plus a south facing patio.

Lease rate of \$6,900 gross including TMI with 6 + 10 years remaining. This business boasts very impressive sales with net operating income on top of salaries for ownership. 50/50 food and liquor with great margins. Full training provided.

READY FOR SECONDS?

Call me to discuss this listing today.



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Royal LePage Signature Realty
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OTHER LOCATIONS:



ORANGEVILLE

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



ALLISTON

- Gorgeous building and restaurant
- 3,960 sq ft
- Owned by operator
- Downtown Alliston location



COLLINGWOOD

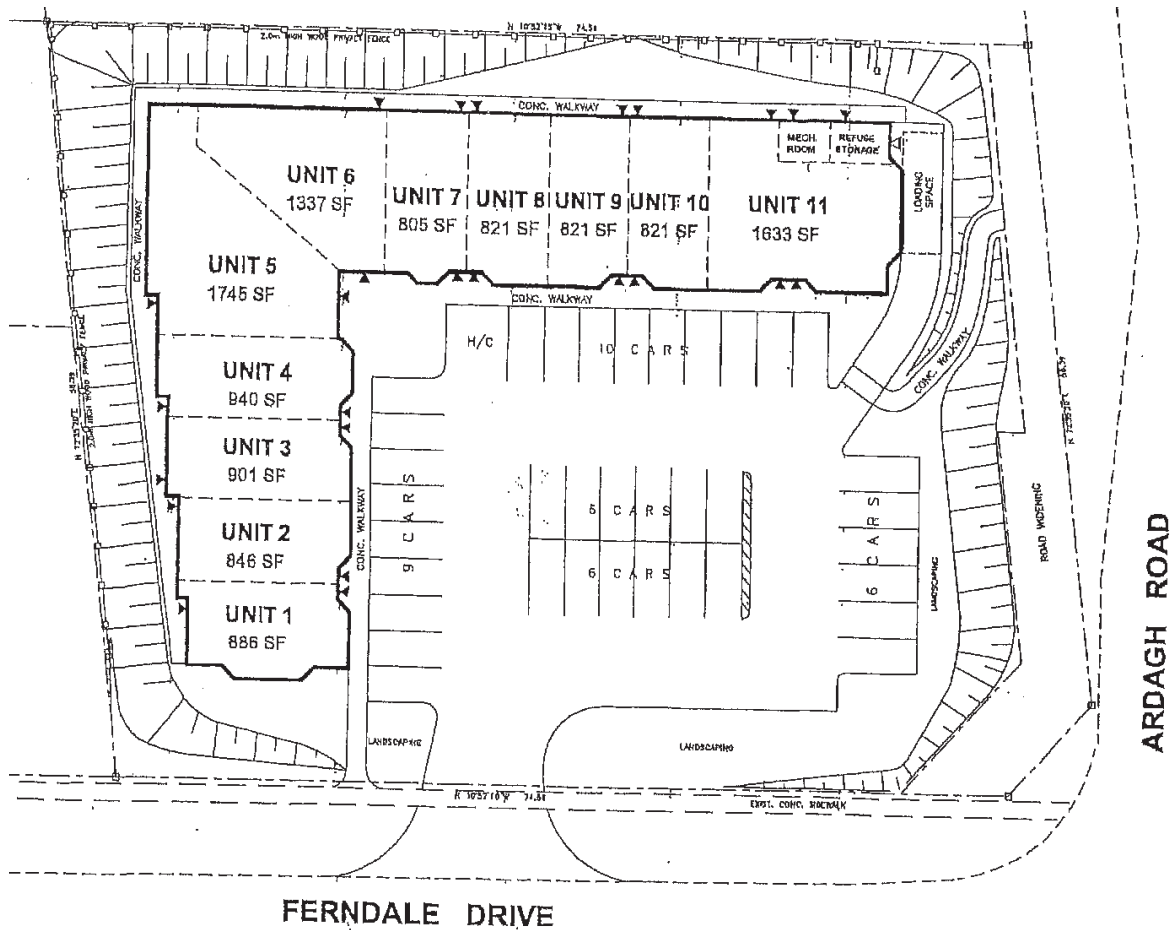
- Popular restaurant with building
- 3,000 sq ft
- Owned by operator
- Excellent sales and property



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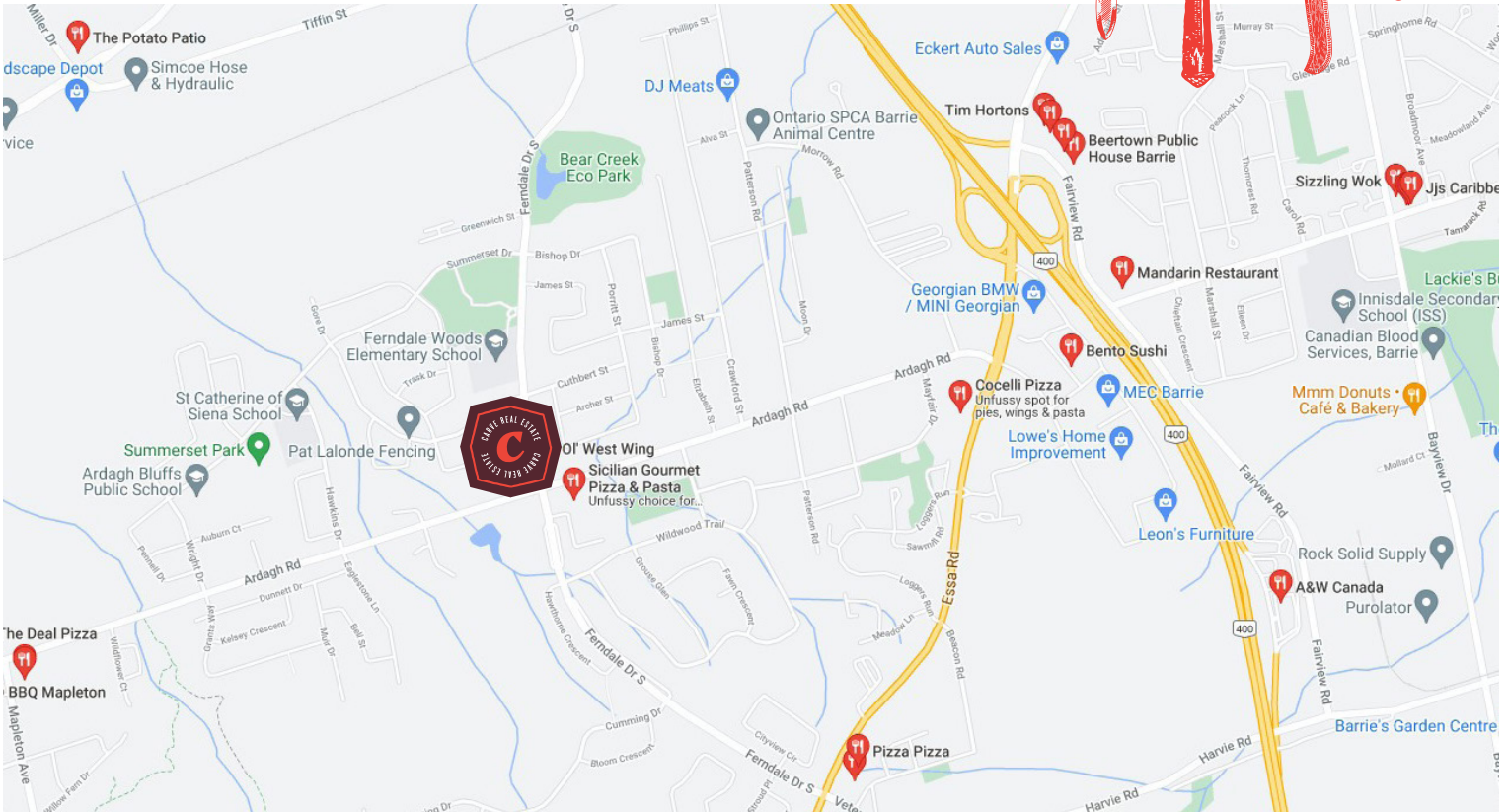
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BUILDING DETAILS

This plaza is located in a lovely part of western Barrie and is just minutes from Highway 400.

The intersection that it is located at is always busy and connects Ardagh with the rest of the City of Barrie.

Property Details: This business was formerly a franchise location however it was rebranded 4 years ago and underwent major renovations. It now produces more sales than even and has become a very popular destination for the residents, known for its food as much as for its ambience and popularity.

Tons of parking space, great signage, and the position of the anchor tenant in a commercial plaza.

LOT SIZE

Frontage:

228.03 ft along Ferndale Dr S

Depth:

Approximately 184.98 ft

Raw Measurements:

79.77 ft x 184.98 ft x 195.26 ft
x 148.51 ft x 95.14 ft

Total Area:

27,372.60 ft² (0.628 ac)



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