



FOR SALE

28 MACDONELL ST, GUELPH

\$249,000

\$2,500 gross rent

1,600 Sq Ft

Licensed Restaurant

VIENNA RESTAURANT

Downtown Guelph's longstanding Vienna Restaurant is available for purchase. Located in the center of downtown on Macdonell Street, this restaurant is over 100 years old!

1,600 sq ft layout and licensed for 80 plus 32 on the people watching patio, this business can be transferred, or easily converted into any number of concepts or franchises. No restrictions on use. Very impressive sales and operating income on top of salaries for an owner.

Outstanding lease of only \$2,500 gross rent including TMI. There is a full kitchen with a 12 ft hood and walk-in fridge. There is tons of parking around including the municipal lot next door. Full basement and tons of leasehold upgrades.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com
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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).

carve REAL ESTATE



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OTHER GUELPH LOCATIONS:



SAN FRANCISCO PANINI

- Very popular QSR in Guelph
- 2,180 sq ft
- \$4,070 gross rent
- Great sales and can be converted



FIREHOUSE SUBS

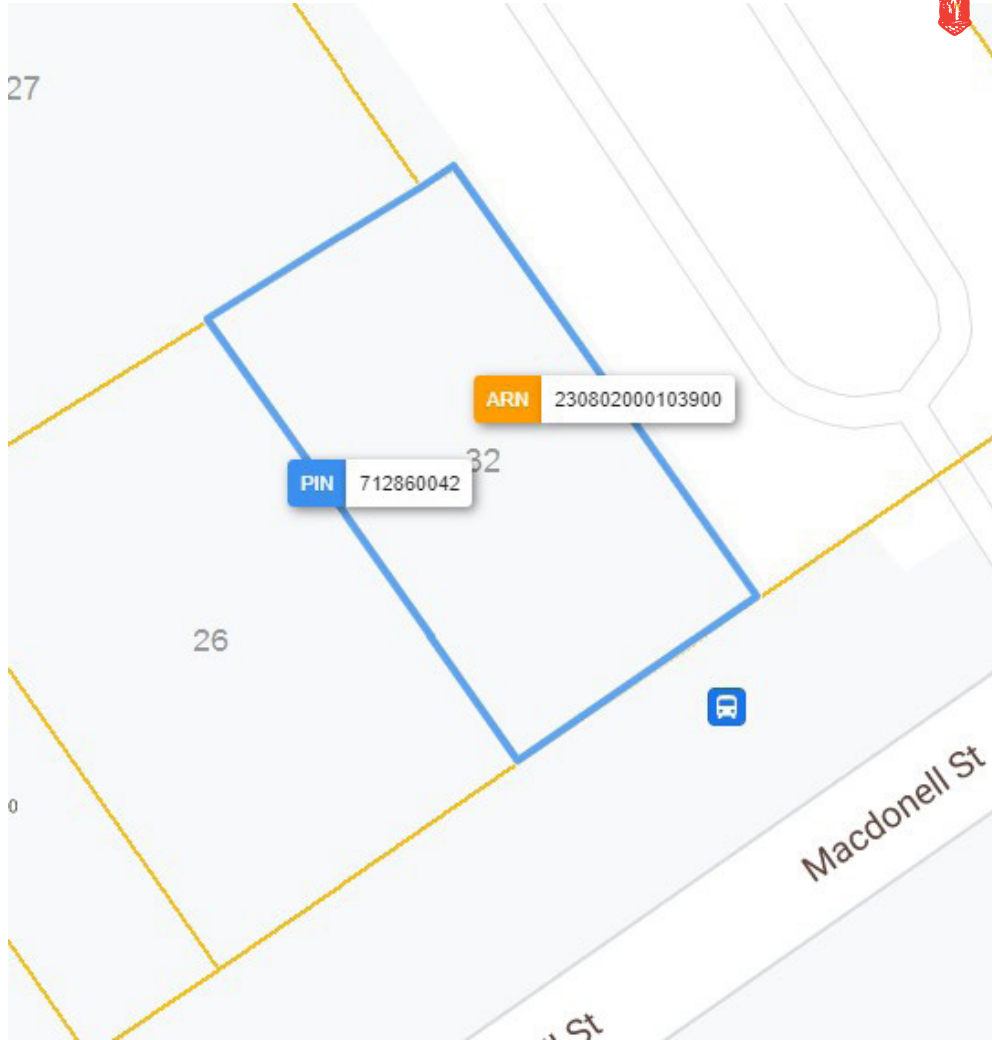
- Very successful Firehouse Subs
- 2,040 sq ft
- \$8,641 gross rent
- Great location in Guelph



BOSTON PIZZA

- Boston Pizza franchise licensed for 315
- 6,000 sq ft
- Long lease at \$12,500 gross rent
- Profitable and big sales of 2.5 mil +

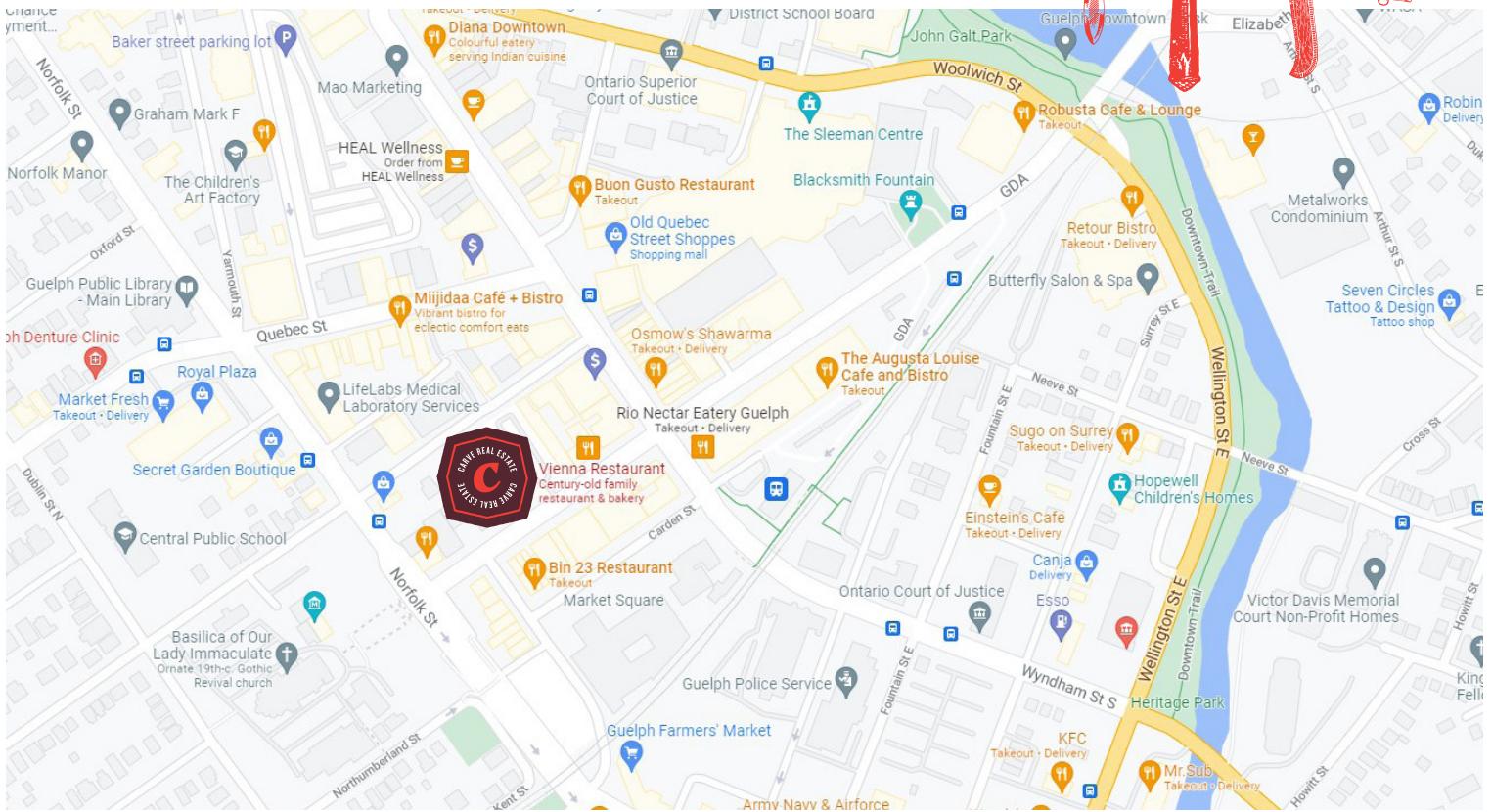
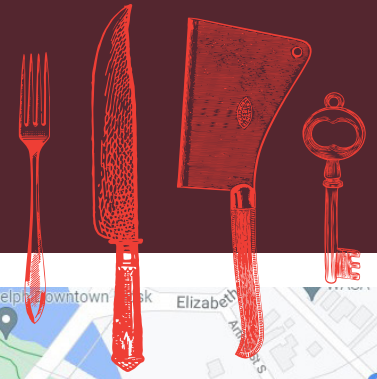




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BUILDING DETAILS

This building is located in the heart of Guelph, on its busiest street, and surrounded by dozens of the city's most popular and highest rated restaurants and businesses.

The patio has excellent views of the beautiful Basilica of Our Lady Immaculate, Guelph's iconic basilica. Great for people watching. This space can be converted into just about any concept, cuisine, or franchise.

Property Details: While the building may be old, it has seen constant renovations and upgrades to its systems, including the plumbing, electrical, and water.

The basement is dry and used for storage. There is tons of parking all around the unit including directly next door where there is a 200 spot municipal parking lot.

LOT SIZE

Frontage:

55.45 ft along Macdonell St

Depth:

Approximately 102.37 ft

Raw Measurements:

56.31 ft x 105.07 ft x 56.23 ft x 102.37 ft

Total Area:

5,823.27 ft² (0.134 ac)



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