



FOR SALE

29 KING ST E, BOWMANVILLE

NORM'S DELICATESSEN

Norm's Delicatessen is a longstanding money maker, and an absolute staple in the community of Bowmanville and far beyond. 39-year history with the same original owners, this deli and restaurant cooks up all homemade Eastern European cuisine and does excellent sales.

Available with full training, the name, recipes, and suppliers. Famous for its pierogis, smoked meat sandwiches, traditional European meals, and more. Set up for takeout and catering.

Outstanding lease rate of \$2,250 gross rent with tons of term remaining. Great location on King Street in downtown Bowmanville, with 10 parking spaces to the rear and street parking in front. All equipment included. 2 walk-in fridges.

\$269,000

\$2,250 gross rent

900 Sq Ft

Restaurant & Cafe

READY FOR SECONDS?

Call me to discuss this listing today.



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).

carve REAL ESTATE



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DURHAM REGION:



PITA PIT

- Pita Pit in Ajax
- 1,365 sq ft
- \$4,602 gross rent
- Great sales and profits QSR



FAT BASTARD BURRITO

- Great Fat Bastard Burrito location
- 1,050 sq ft
- \$3,668 gross rent
- Excellent lease and buildout



ETERNAL VR

- Eternal Virtual Reality
- 1,800 sq ft
- \$2,690 gross rent
- Impressive business in great location

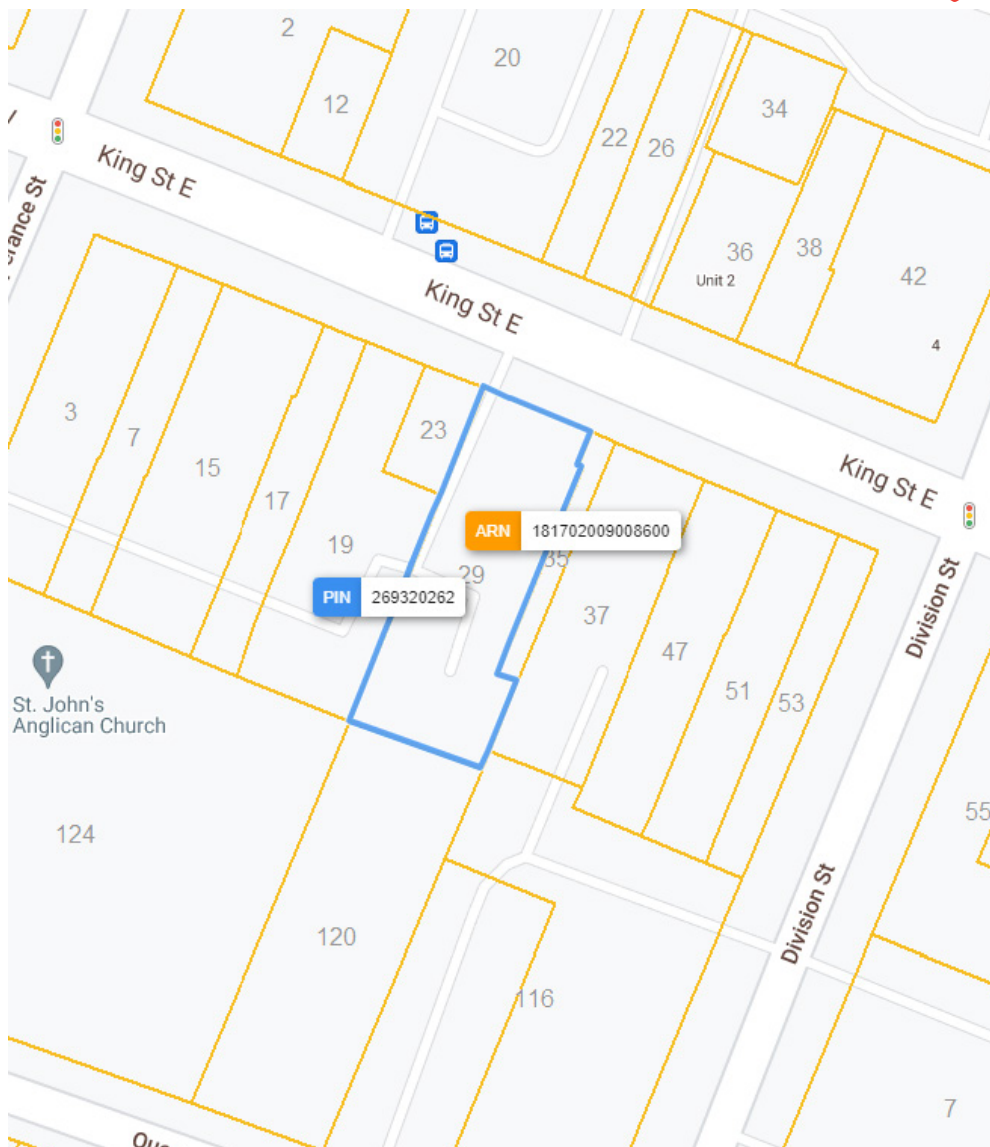


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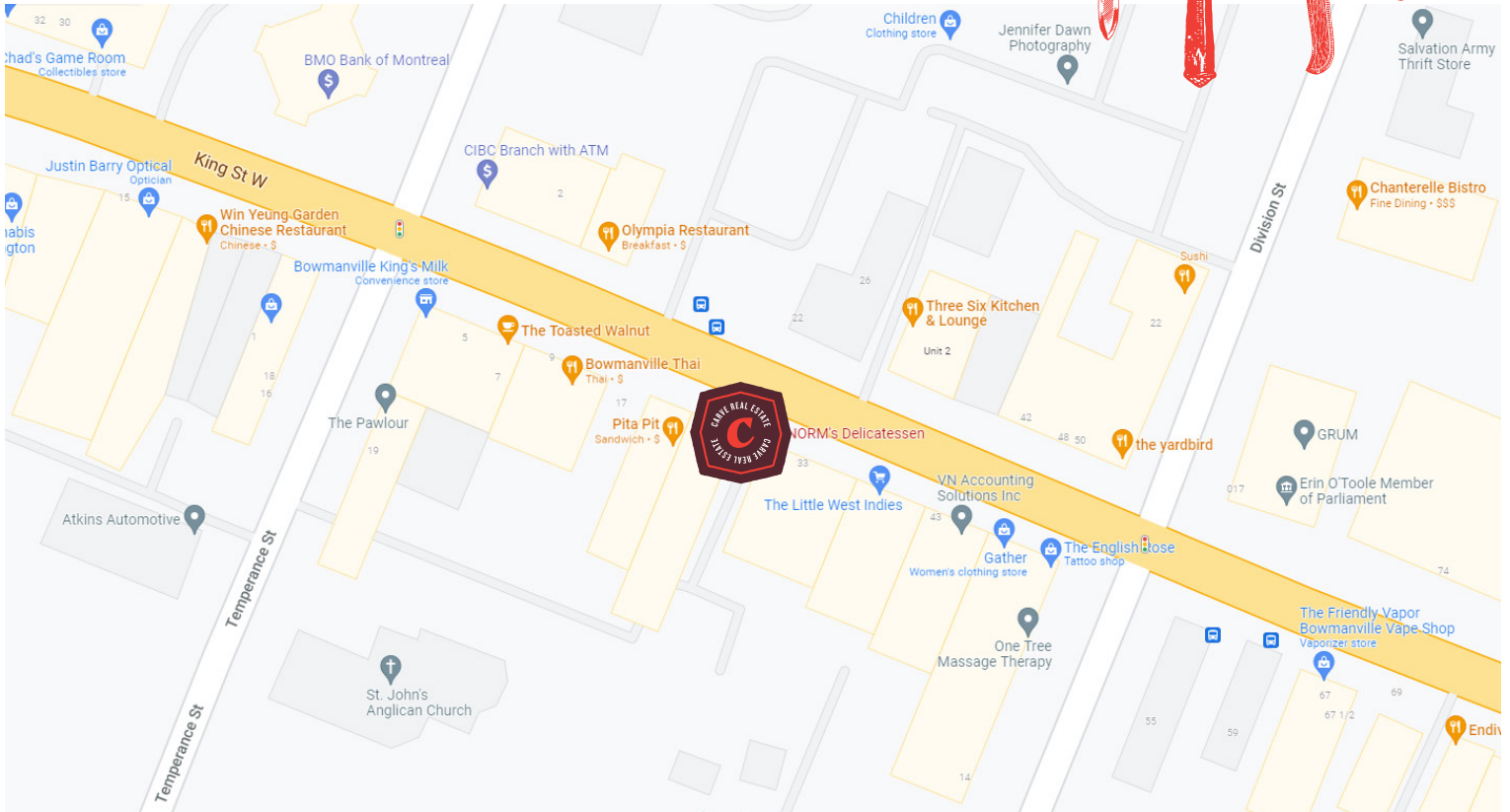


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BUILDING DETAILS

Downtown Bowmanville is one of the nicest and best maintained historic downtowns in all of Durham Region. This strip is home to most of the area's best restaurants and businesses, and this one is no exception.

Great location right in the middle of downtown, located between Division and Temperance, this is prime time King Street.

Property Details: Tons of parking spaces all around the unit, with a 15 car space parking lot directly behind the building, and tons of street parking up and down King Street on both sides.

The unit has held this business for 39 years and all of the leaseholds and equipment are in excellent shape. Lots of prep area at the back and a traditional long delicatessen counter top that runs for most of the retail space.

LOT SIZE

Frontage:

54.17 ft along King Street East

Depth:

Approximately 168.24 ft

Raw Measurements:

168.24 ft x 65.70 ft x 44.07 ft x
104.91 ft x 16.69 ft x 54.22 ft

Total Area:

9,762.86 ft² (0.224 ac)



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