



FOR SALE

312 LAKE ST, ST. CATHARINES

\$249,000

\$6,637 gross rent

4,500 Sq Ft

Licensed Restaurant

NORTHERN FLAME BAR & GRILL

The Northern Flame Bar & Grill is a newly renovated restaurant in St. Catharines, located just off of the QEW on Lake Street. Great corner location with tons of visibility and signage, and lots of parking spaces for this stand-alone building.

Currently a sports bar styled restaurant with a patio, this space is ideal for many different uses, cuisines, and franchises. There is a full production kitchen with an 18 ft hood, 2 walk-ins, and tons of equipment.

Great lease rate of \$6,637 gross rent including TMI, for a 4,500 sq ft space, with 5 + 5 + 5 years remaining. Multiple dining rooms, bar area, additional bar walk-in for draft and bottles. Garage door opens to patio. Licensed for 118 + 34.

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).

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BARS AND PUBS:



RIDGEWAY/CRYSTAL BEACH

- Very popular bar & grill with sales
- 8,000 sq ft
- Owned by operator with residential
- Purchase business and property



BARRIE

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



BOWMANVILLE

- Awesome brewpub with brewing
- 3,500 sq ft
- \$8,500 gross rent with term
- Large 125 + 37 patio license

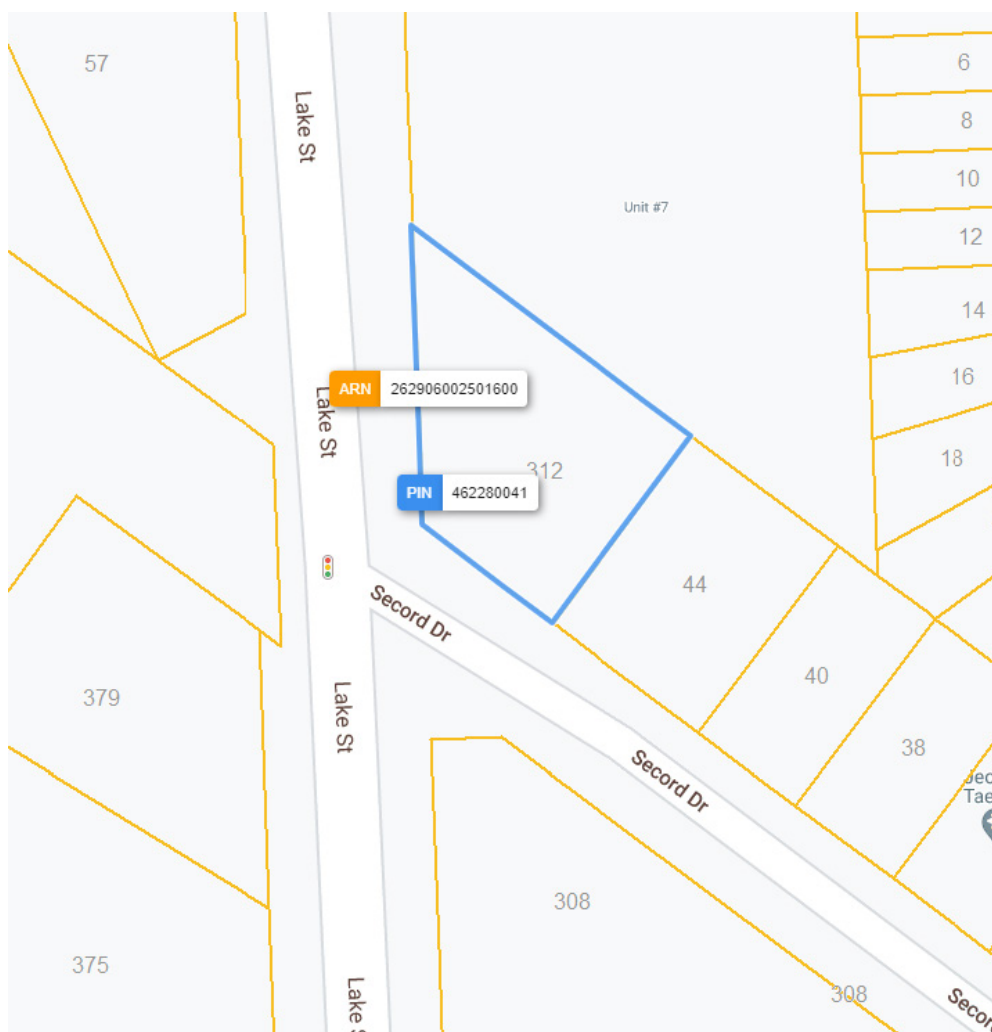


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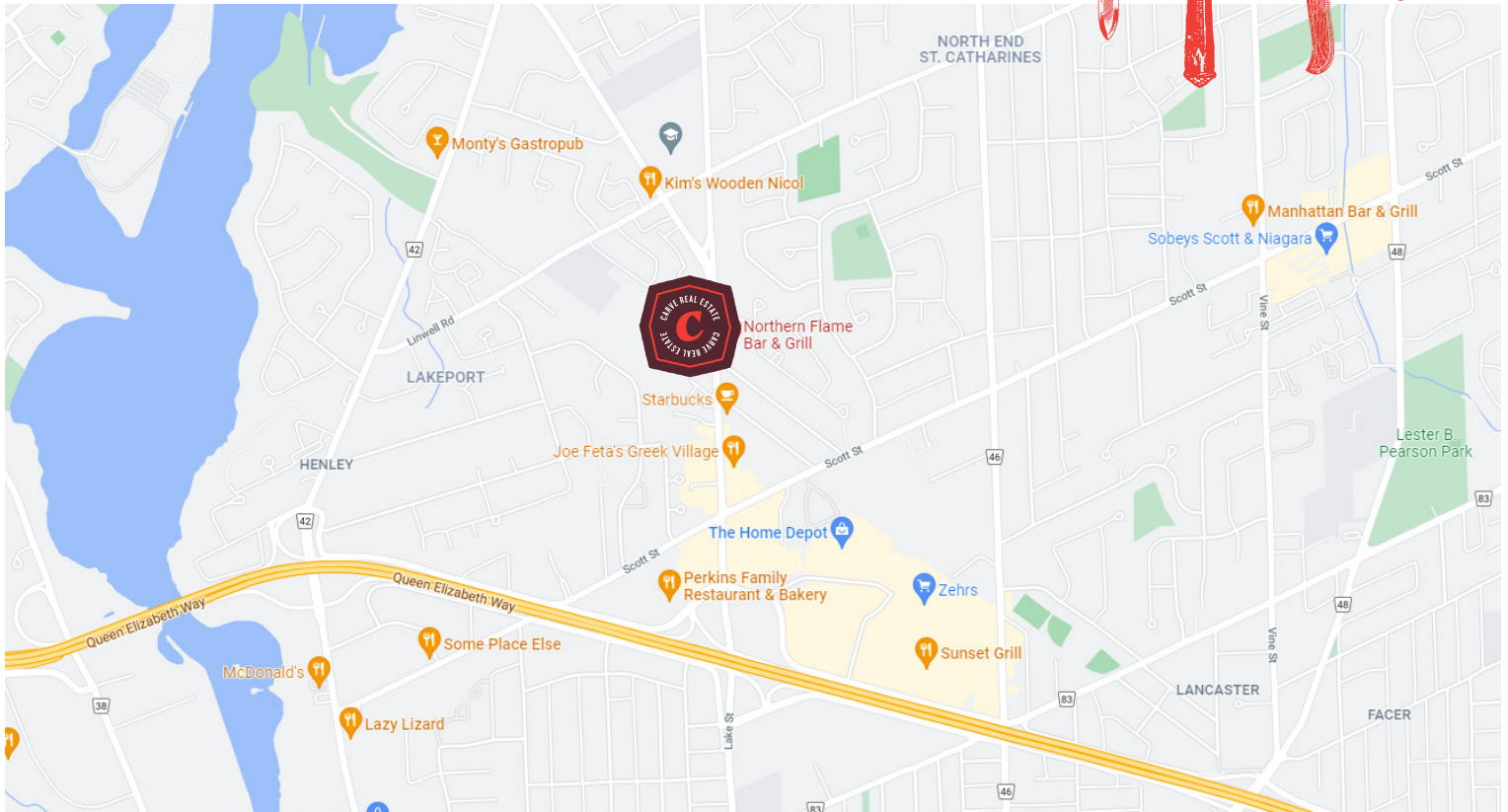
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BUILDING DETAILS

This is a stand-alone building that stands out on the corner that it is located. It is a 2 minute drive off of the Queen Elizabeth Way (QEW). Lake Street itself is one of the main thoroughfares in St. Catharines and has constant traffic on it.

There is great visibility and signage, including an advertising pylon with no other businesses on it. There is also ample parking with lots of spaces and additional spaces next store.

Property Details: This restaurant is ideal for many different uses and concepts, as it has a full chef's kitchen that can accommodate any type of cuisine. There are 3 walk-ins in total, including a fridge and freezer in the kitchen, and a beer walk-in fridge behind the bar for the kegs, bottles, and cans.

There are multiple dining rooms and areas, and the bar area opens up to the sunny patio thanks to a garage door that adds a ton of ambience.

LOT SIZE

Frontage:

154.56 ft along Lake Street

Depth:

Approximately 180.84 ft

Raw Measurements:

154.56 ft x 83.78 ft x 120.32 ft x 180.84 ft

Total Area:

15,909.04 ft² (0.365 ac)



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