



FOR SALE

218 LAKESHORE RD E, OAKVILLE

\$299,000

\$10,500 gross rent

2,500 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

NOBLE BISTRO SEAFOOD

One of Downtown Oakville's most popular restaurants is available! Noble Bistro Seafood is a large 5,000 sq ft with 2 levels (2,500 sq ft each) and a chef's kitchen with 2 commercial hoods totaling 18 ft with 1 walk-in fridge.

The main floor has a large bar and is licensed for 107. Downstairs is a large banquet hall, event space, and party room licensed for 74, with a 24 seat patio for total of 181. Available with training or rebrand to your own concept.

Gross lease rate of \$10,500 including TMI with 4 + 5 years remaining. This restaurant is ideal for many different cuisines or franchises. This business produces excellent sales over 1 million and is very profitable. Please do not go direct.



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com

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).

carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
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).



DOWNTOWN OAKVILLE:



PIAZZA BISTRO

- Very popular restaurant with patio
- 2,200 sq ft
- \$6,800 gross rent
- Downtown Oakville with full kitchen



ONE FIVE ONE SOCIAL

- Popular downtown Oakville restaurant
- 1,100 sq ft
- \$3,539 gross rent
- Very cool tapas style bar



BUCA DI BACCO

- Very successful licensed restaurant
- 1,600 sq ft
- \$8,950 gross rent
- Downtown Oakville with patio

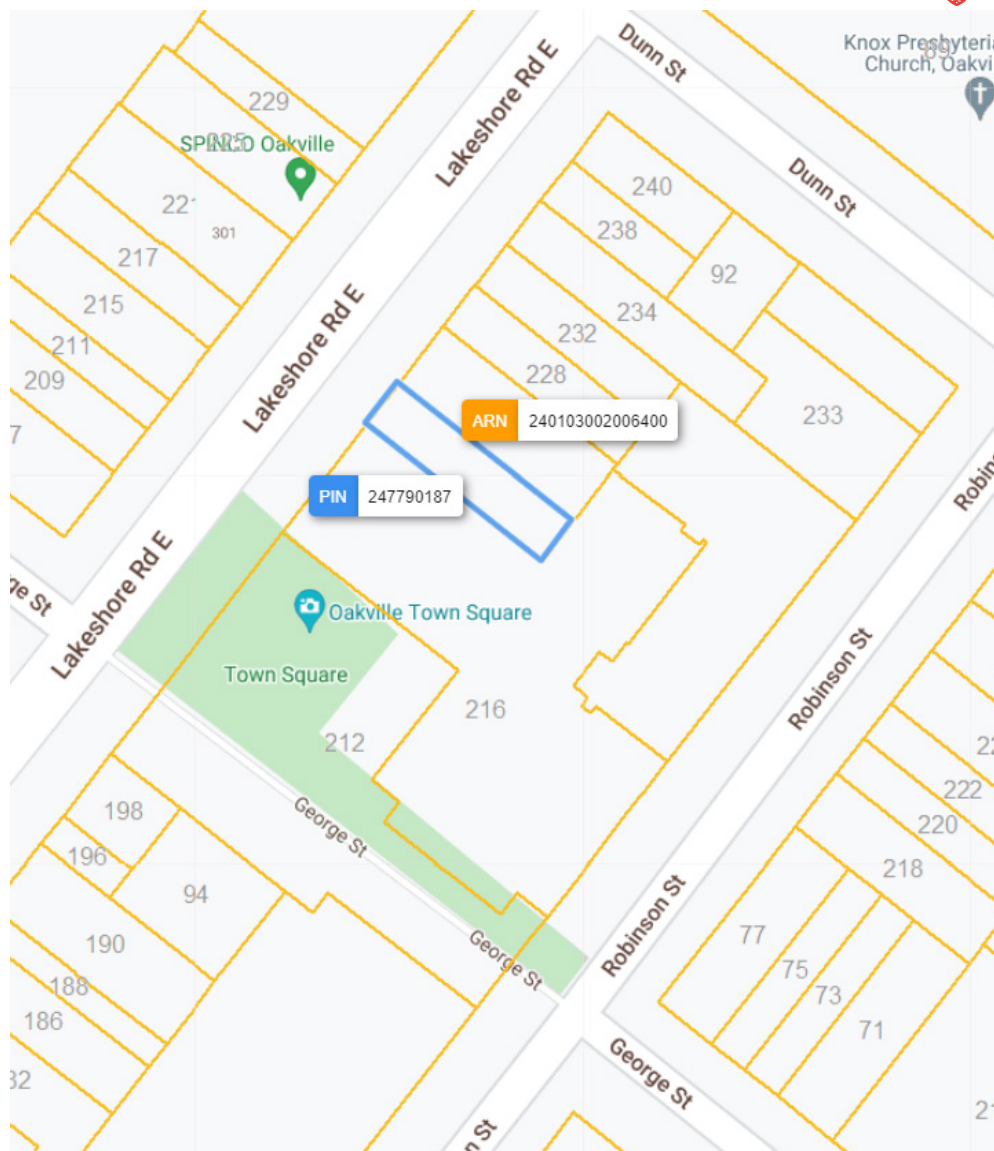


RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

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).

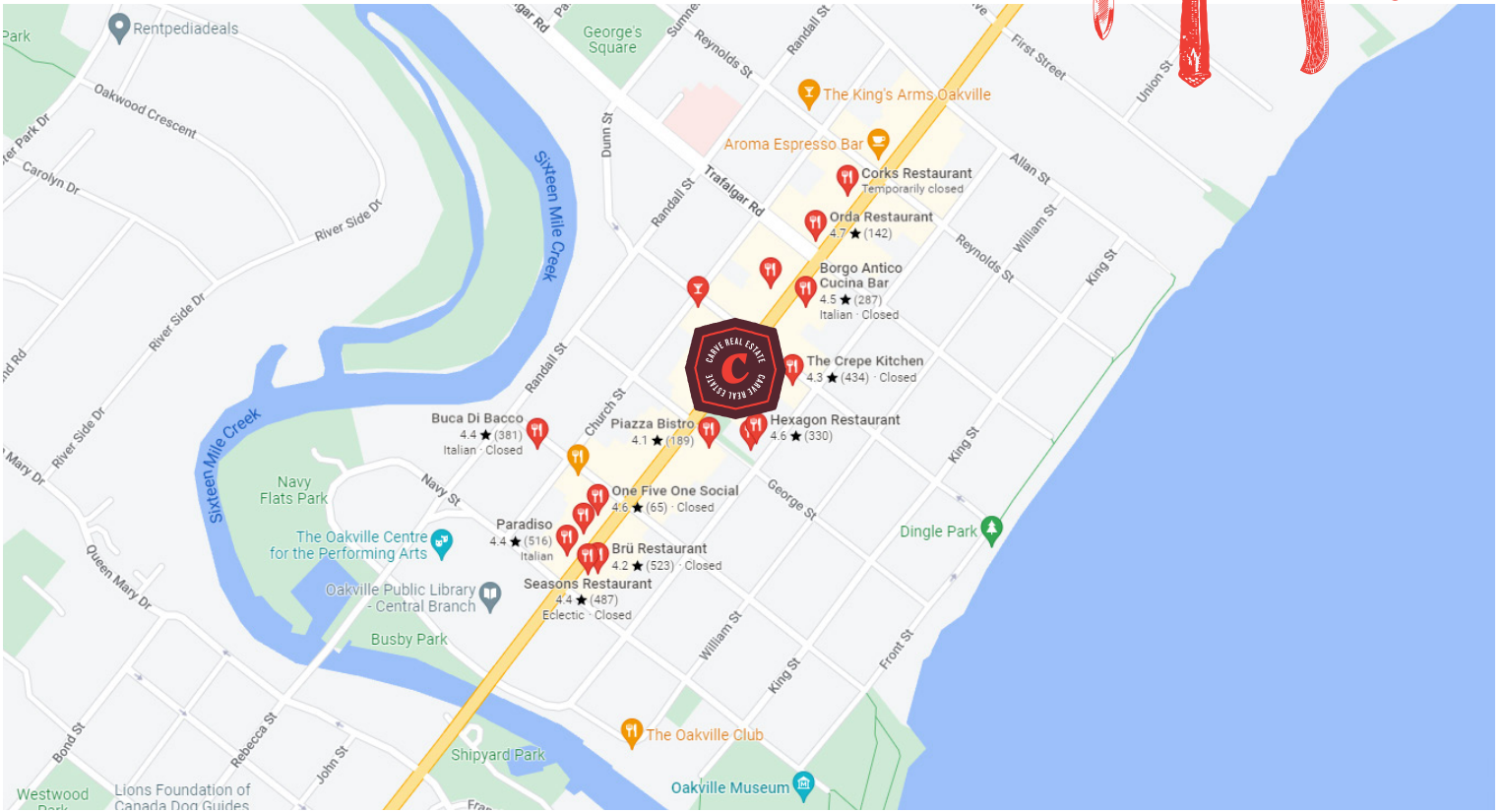
carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
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).



BUILDING DETAILS

Downtown or Historic Oakville is major hub for restaurants. It is home to some of the city's best location, and there is always crowds regardless of the time of year.

This business has been operating since 2010 and was opened by a veteran chef and operator with a history of successful businesses, and this restaurant is no exception.

Property Details: The building and unit are in excellent shape, and the restaurant has a great layout ideal for keeping labour costs low.

The area has ample parking lots and tons of street parking for patrons and staff. Just steps away from some of Oakville's most popular restaurants and stores, with big summer crowds.

LOT SIZE

Frontage:

24.02 ft along Lakeshore Rd E

Depth:

Approximately 104.33 ft

Raw Measurements:

23.89 ft x 104.64 ft x 24.09 ft x 104.60 ft

Total Area:

2,507.99 ft² (0.058 ac)



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com

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).