



**FOR SALE**

**378 QUEEN ST E, BRAMPTON**

**\$149,000**

**\$15,000 gross rent**

**4,500 Sq Ft**

**Licensed Restaurant**

## LICENSED RESTAURANT

Turnkey licensed restaurant with a full kitchen and patio! Excellent location at the main hub of Brampton Ontario, Queen Street and Highway 410. Formerly a pub and restaurant franchise, this location is available for rebranding, and there are no cuisine or franchise restrictions.

Great opportunity for conversion. 4,500 sq ft space ideal for many different layouts. Full bar with 3 walk-ins including 1 beer fridge behind the bar. Large 13 ft commercial hood.

Brand new lease of 5 + 5 + 5 available to new operator of \$15,000 gross rent including TMI. Big liquor license of 216 interior and 72 on the large patio. Great signage and your own advertising pylon. Ample parking including adjacent lots.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**

416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)

[carverestate.com](http://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).



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## OTHER LOCATIONS:



### MISSISSAUGA

- Licensed restaurant in Mississauga
- \$8,566 gross rent
- 2,310 sq ft
- Multiple levels and full kitchen



### BOWMANVILLE

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



### ST. CATHARINES

- Licensed restaurant with patio
- \$6,637 gross rent
- 4,500 sq ft
- Available for rebranding



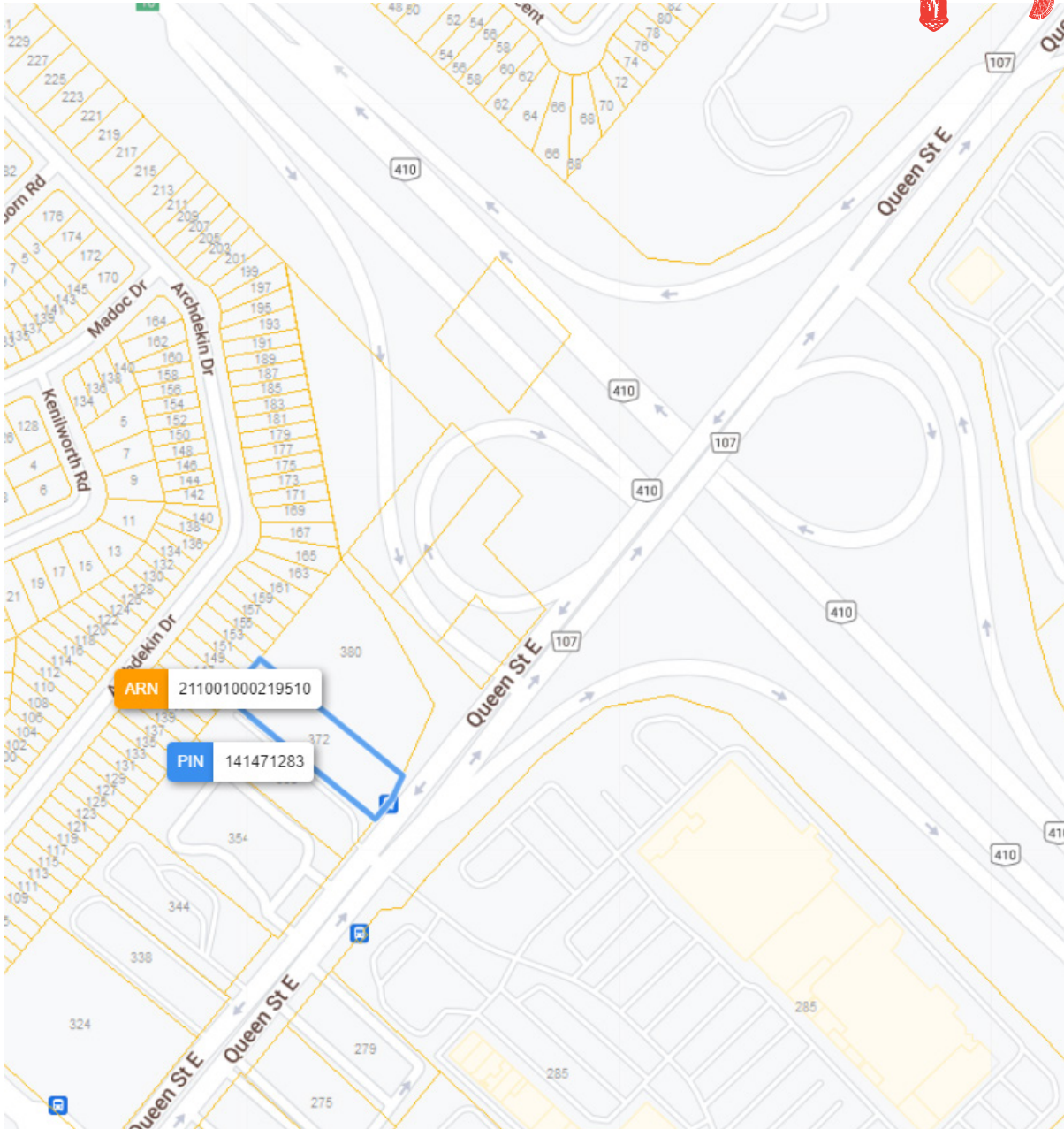
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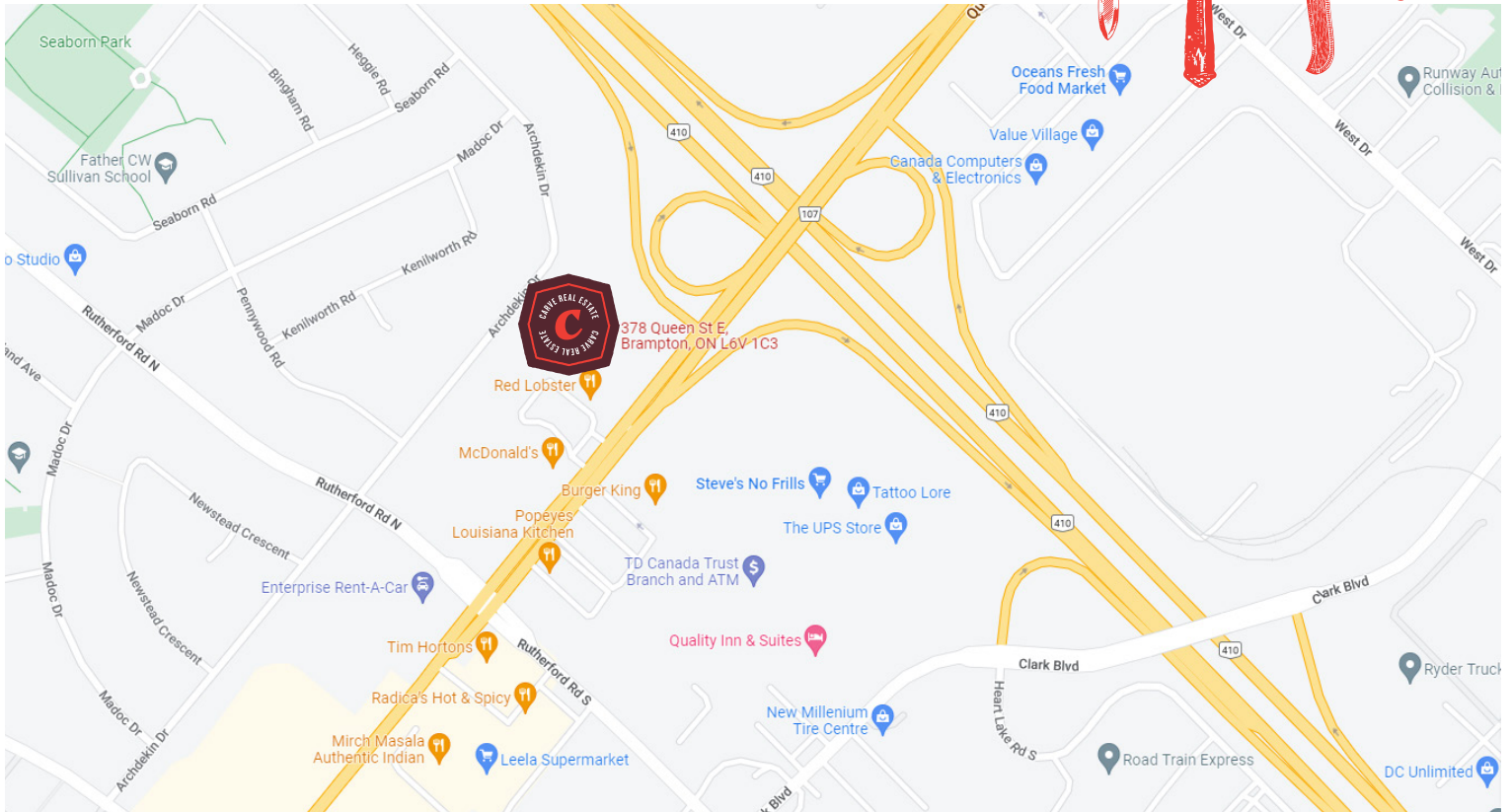
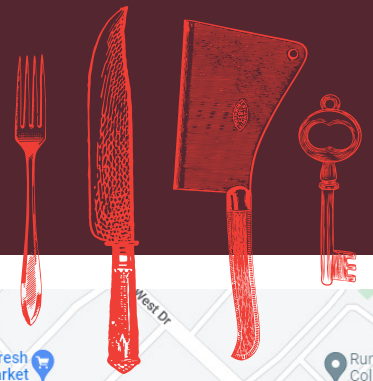
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## BUILDING DETAILS

This is an extremely busy area in Brampton Ontario and is more or less the geographical center of the city.

Highway 410 is one of the GTA's busiest. It connects Brampton and the towns beyond it to the airport area and Toronto. This area is home to businesses, retail, offices, industrial buildings, and tons of residential.

**Property Details:** The building is located on a concrete pad and does not have a basement meaning that leaks are not a major concern. Lots of parking spaces and signage that is not contested after the work day as there are no late night businesses.

The systems are all in good condition and the chattels, equipment, and leaseholds are all on premise from the previous business.

### LOT SIZE

#### Frontage:

101.71 ft along Queen St East

#### Depth:

Approximately 370.87 ft

#### Raw Measurements:

100.13 ft x 370.87 ft x 49.56 ft  
x 52.63 ft x 357.79 ft

#### Total Area:

36,877.12 ft<sup>2</sup> (0.847 ac)



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