



**FOR SALE**

**95 SAGINAW PKWY, CAMBRIDGE**

**\$499,000**

**\$10,176 gross rent**

**2,514 Sq Ft**

**St. Louis Franchise**

## ST. LOUIS BAR & GRILL

High performing St. Louis Bar & Grill in a great location in central Cambridge. Large landscaped patio in corner unit that faces park area and schools. Solid established sales well over one million with popular Canadian franchise and full head office support.

Large parking lot with ample signage on marketing pylon. Located in the middle of Cambridge's 3 downtown areas and the only franchise location in the area. Full training to be provided.

Lease rate of \$10,176 gross including TMI with 4 + 5 + 5 years remaining. Large liquor license of 100 + 40 on the lovely patio. Modern store fully renovated. Full commercial kitchen with 12-ft commercial hood and 2 walk-ins.

**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  
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This document is not meant to solicit existing listings. (12.2002).

# carve REAL ESTATE



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## SPORTS BAR FRANCHISES:



### CRABBY JOE'S

- Crabby Joe's Bar & Grill
- 4,925 sq ft
- \$15,468 gross rent
- Sports bar franchise in London



### TURTLE JACK'S

- Popular Turtle Jack's location
- 6,050 sq ft Rent
- \$25,100 gross rent
- Popular franchise with full training



### CHUCK'S ROADHOUSE

- Chuck's Roadhouse Bar & Grill
- 4,000 sq ft
- \$15,224 gross rent
- Sports bar franchise in Aurora

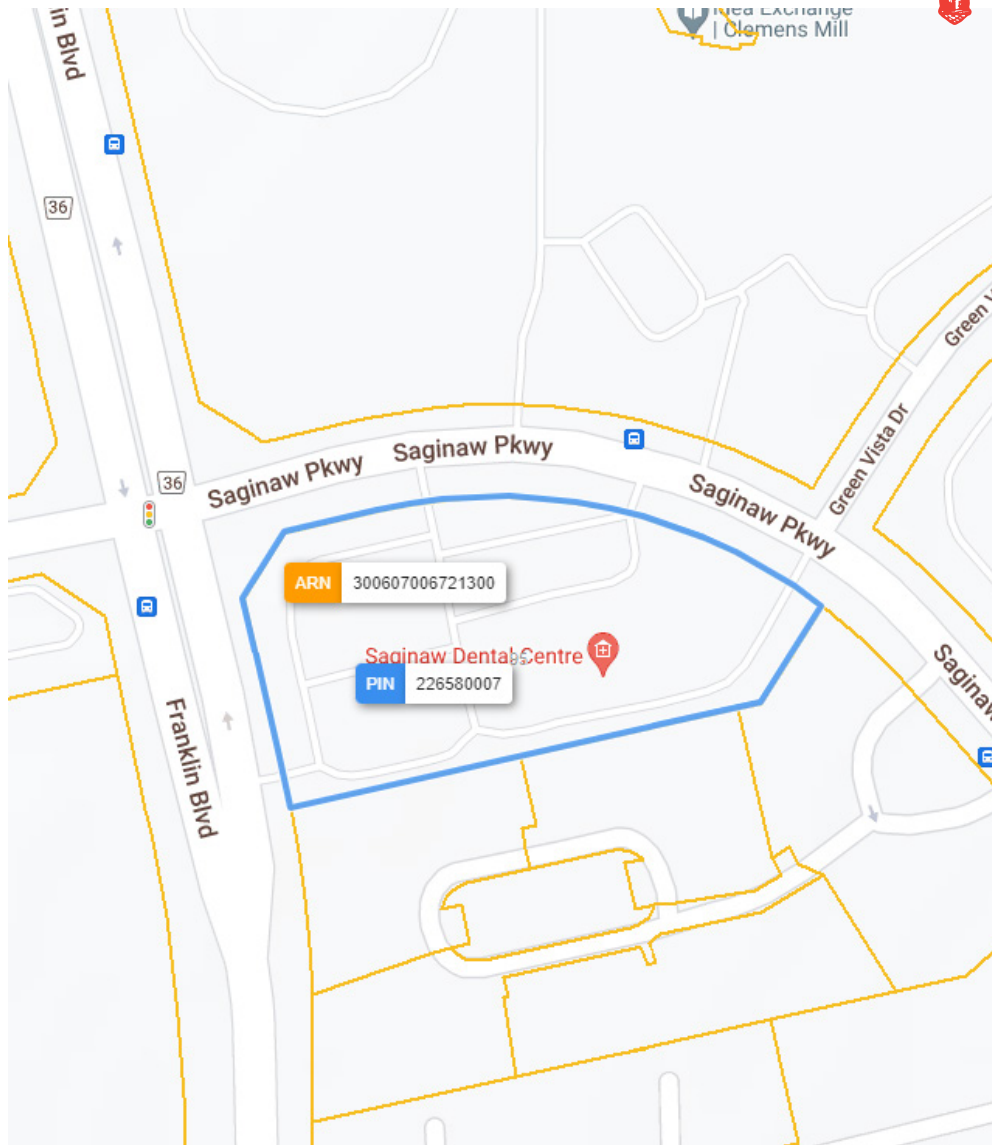


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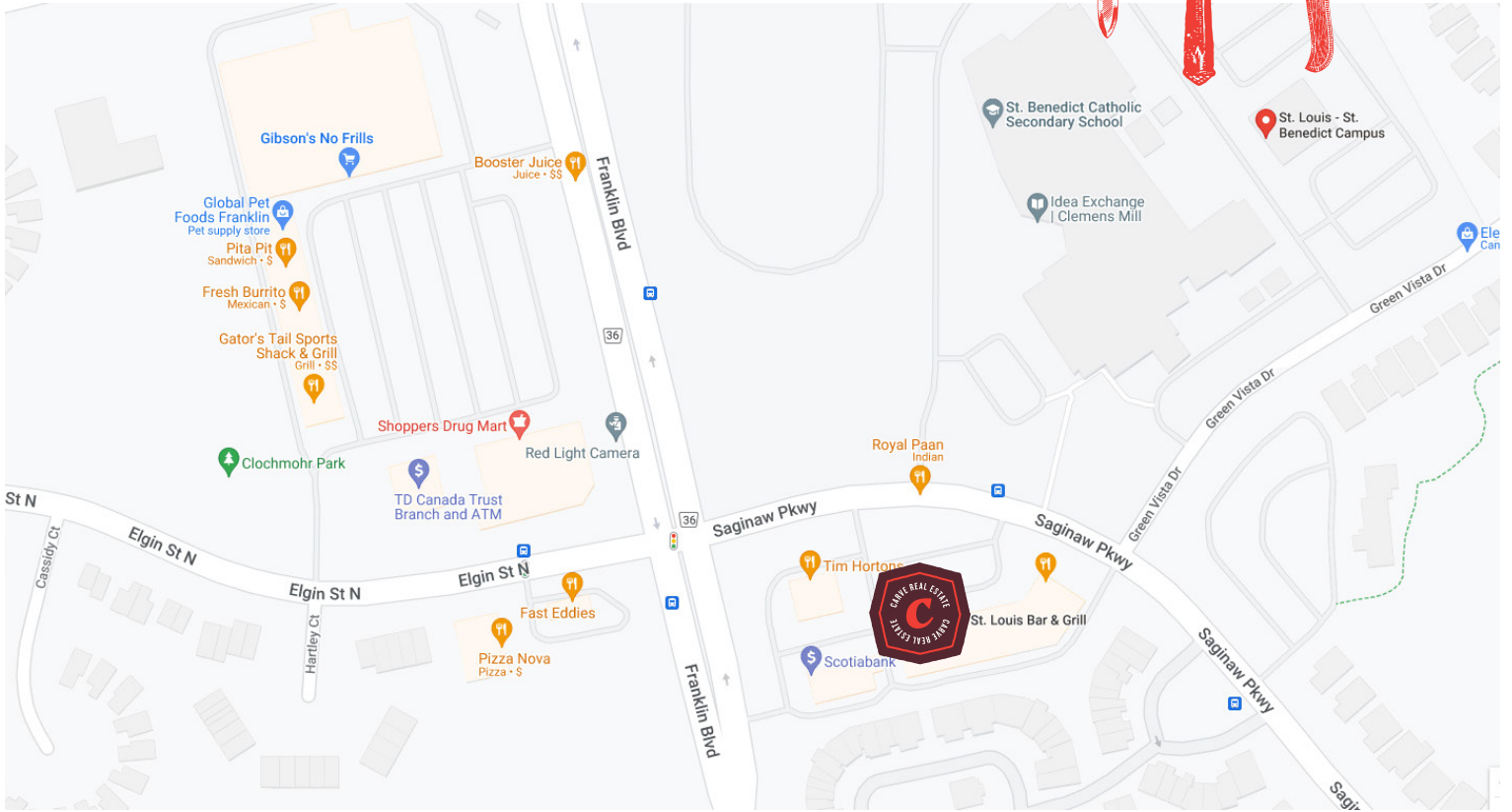
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## BUILDING DETAILS

This area in Cambridge is central in every way, as it sits between the three old towns/villages that make up Cambridge; Hespeler, Preston, and Galt.

This central part of the city is also home to the area's biggest retailers, tons of schools, residential mix, and highway access

**Property Details:** The unit has seen recent renovations and looks great. Great layout with maximum seating for only 2,200 sq ft.

Popular plaza with great neighbouring businesses, such as Tim Horton's (with drive-thru), Scotiabank, Royal Paan, Quesada, Sketchley Cleaners, convenience store, and dental offices.

### LOT SIZE

**Frontage:**

590.32ft along Saginaw Pkwy

**Depth:**

Approximately 200 ft

**Raw Measurements:**

70.85 ft x 170.33 ft x 443 ft x  
105.19 ft x 432.29 ft x 88.07 ft

**Total Area:**

104,668.16 ft<sup>2</sup> (2.403 ac)



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