



FOR SALE

13775 HWY 27, NOBLETON

\$174,999

\$9,500 gross rent

4,500 Sq Ft

Licensed Restaurant with Patio

SUMMERHILL RESTO PUB

The Summerhill Resto.Pub.Patio is a gorgeous gastropub located just outside of Nobleton proper on Highway 27. This stunning restaurant features a 2 licensed levels inside and a huge patio space complete with a bandstand that is a major wedding and event destination.

Completed with a big 14-ft commercial hood that can handle any cuisine, along with a stacked double pizza ovens, tons of prep area, and 2 walk-ins. Please do not go direct.

Very attractive lease \$9,500 gross rent including TMI with a 5 + 5 + 5 year term remaining. There are no restriction on lease for conversions to different concepts, cuisines, or franchises. Huge liquor license of 150 inside and 131 outside.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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Royal LePage Signature Realty
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This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



OL WEST WING

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



THE DORNOCH TAP & GRILL

- Popular restaurant with building
- 3,000 sq ft
- Owned by operator
- Excellent sales and property



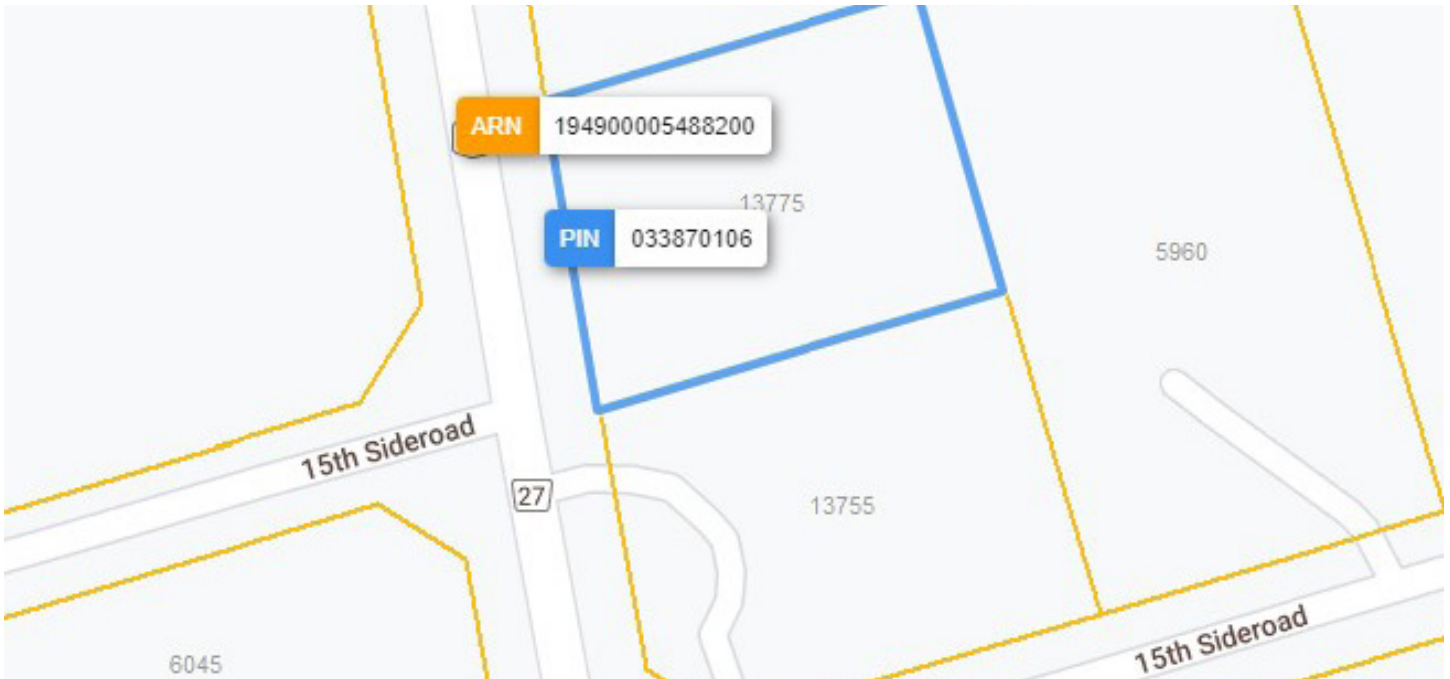
NOBLE BISTRO SEAFOOD

- Licensed restaurant downtown Oakville
- 2,500 sq ft
- \$10,500 gross rent
- Full kitchen plus party room for events



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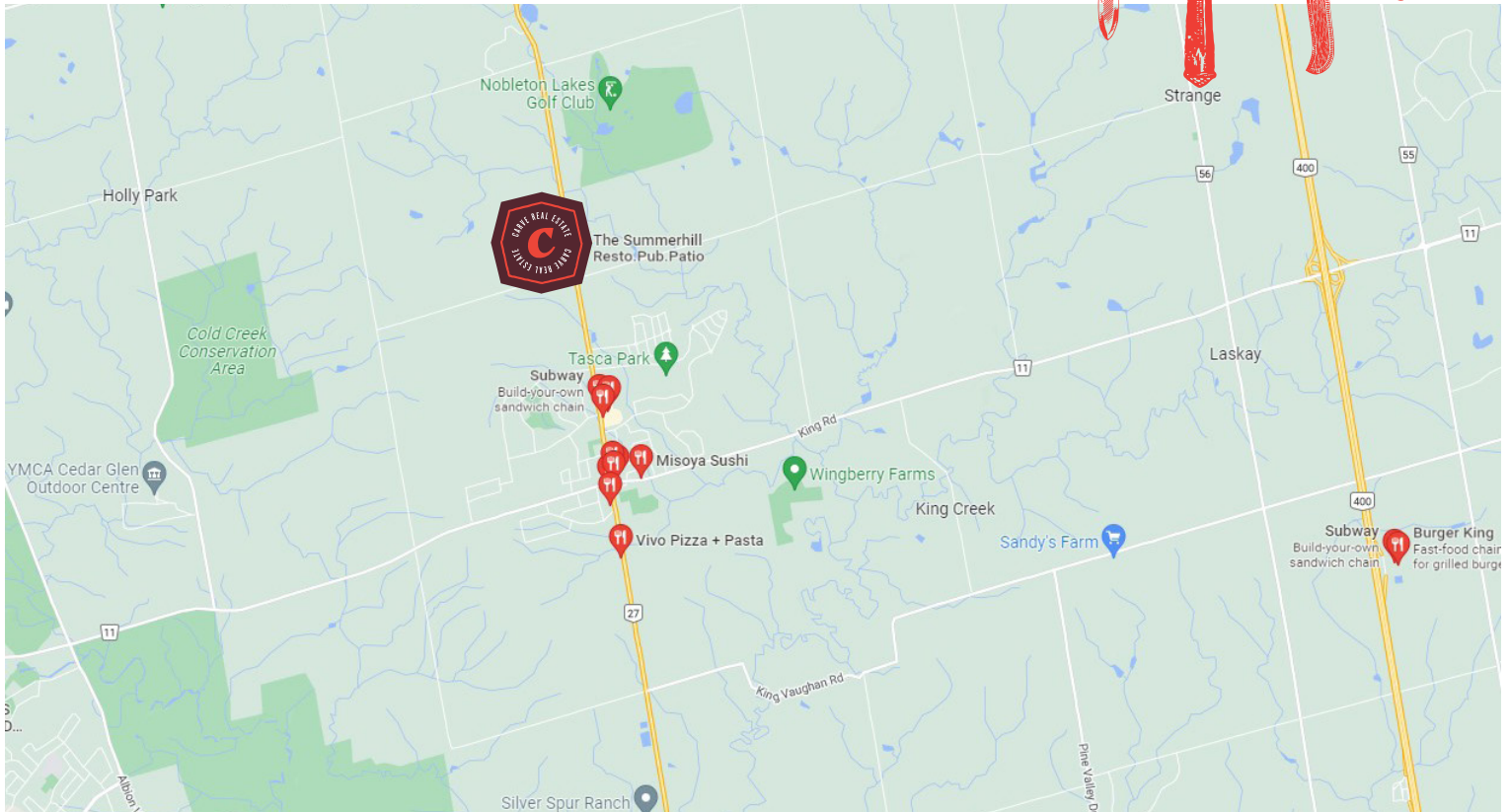


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BUILDING DETAILS

This beautiful property on the east side of Highway 27 is over an acre in size, and is home to just one tenant, The Summerhill. The main floor is home to the event space and seating area for 86, as well as housing the chef's kitchen. The bar or pub downstairs with its walkout to the garden is licensed for 64, the upper deck area is licensed for 20, and the large ground level patio and garden are licensed for 111, all for a whopping total of 281. This is a perfect site for weddings and events.

Due to the different areas this business is ideal for having different groups or staying open to the public on one floor while having events on the other.

Property Details: This business has excellent signage with its own pylon near the street for advertising. There are 50 parking spaces that are strictly for this business. The unit itself is in excellent condition and was built only in 2013. The leaseholds and equipment are all top-of-the-line and in great condition.

This restaurant and event venue can be changed into many different uses, concepts, cuisines, and/or franchises.

LOT SIZE

Frontage:
200.00 ft along Highway 27

Depth:
Approximately 271.16 ft

Dimensions:
249.05 ft x 200.17 ft x 272.10 ft x 198.89 ft

Size:
51,817.41 ft² (1.190 ac)



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