



FOR SALE

900 PITT ST, CORNWALL

\$299,000

FAMILY CORNER RESTAURANT

\$3,540 Gross Rent

The Family Corner Restaurant is a popular restaurant/diner in a great plaza located between downtown and the 401. Formerly a very popular diner and breakfast/lunch/dinner spot, the current owner kept the name, goodwill, and customers while introducing excellent Indian cooking and items to the menu.

3,500 Sq Ft

Huge commercial hood of 24 ft with 2 walk-ins, this production kitchen is capable of supporting any cuisine, concept, or franchise.

Licensed Restaurant

Extremely attractive lease rate of \$3,540 gross including TMI with a 5 + 5 year term. 3,500 sq ft spacious layout that is fully licensed for 106 seats. Parking for 25 and great signage from the busy intersection. Very impressive sales.

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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8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

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

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OTHER LOCATIONS:



LA FAVORITA

- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$17.5 Gross rent
- Great location in Ottawa



BUELL STREET BISTRO

- Gorgeous downtown Brockville
- 4,750 Sq Ft
- Owned property
- Business with residential



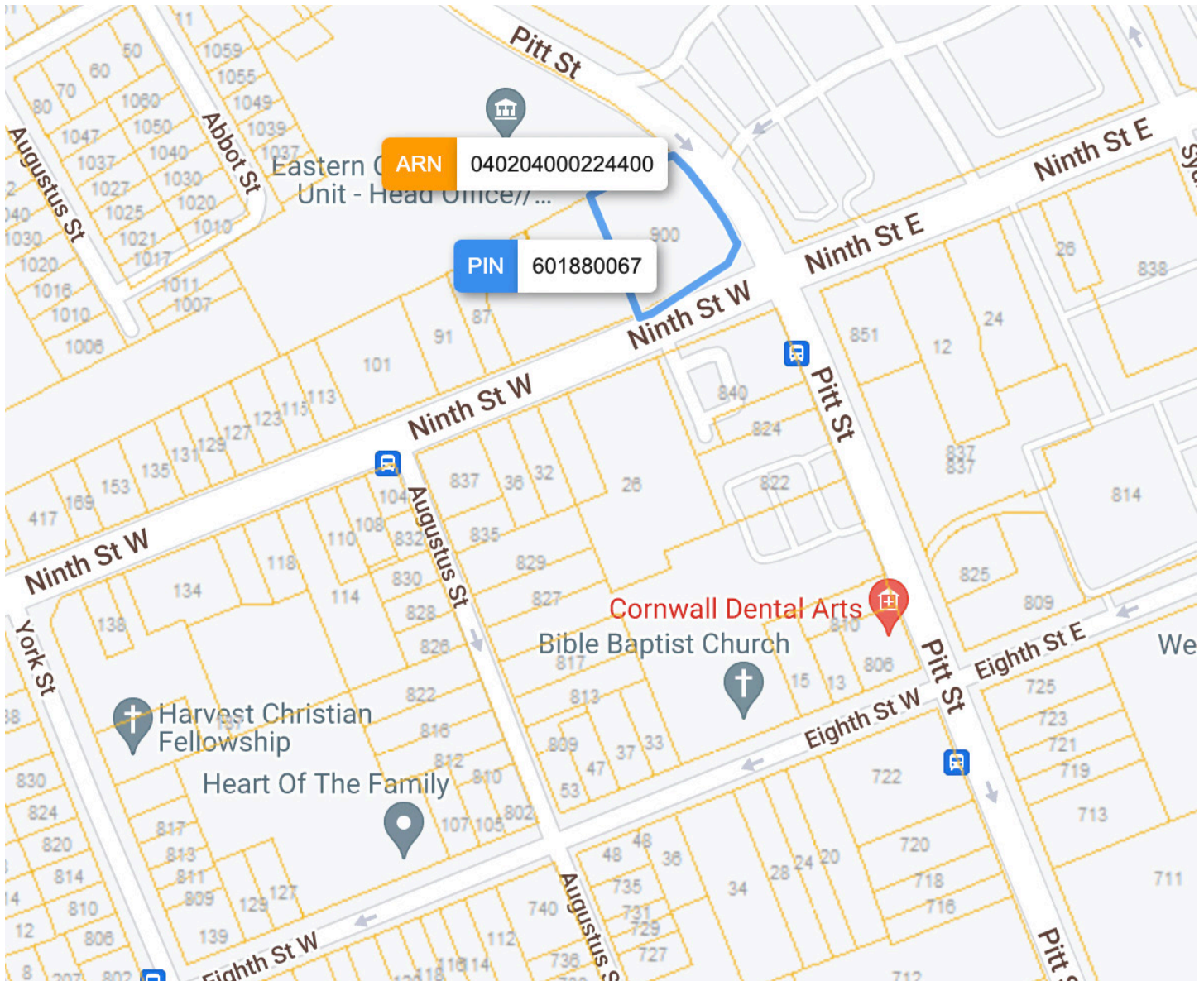
THE ROYAL COACHMAN

- 327 Licensed restaurant and home
- 3,190 sq ft resto & 1,934 home
- Owner operated resto & home
- Very profitable business



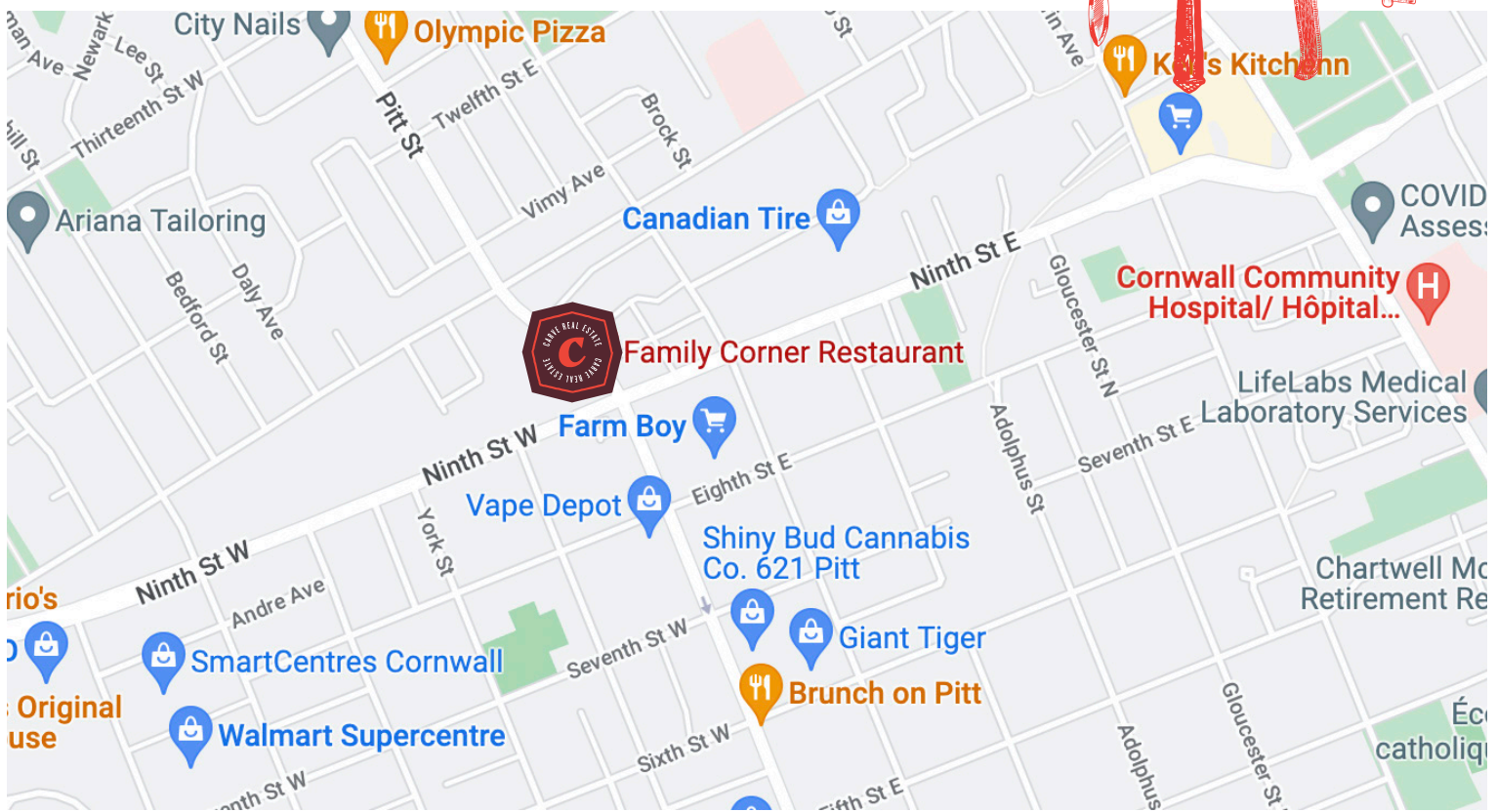
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BUILDING DETAILS

The City of Cornwall is located to the far east of Ontario. In fact this is the last city before the Quebec boarder. It is snuggled between Highway 401 and the St. Lawrence River, with a crossing to the United States of America in the Seaway International Bridge.

To the immediate west is the beginning of the famous 1,000 Islands that continues on all of the way to Kingston ON. This restaurant is located in a busy plaza directly off of one of the main roads in the city, and is between downtown and the highway. There is constant vehicular traffic and buses.

Property Details: This restaurant is very well known and has been popular for years, boasting some very impressive sales. Formerly a diner style restaurant that was busy for breakfast, lunch, and dinner, it now also has an extensive Indian menu that have provided additional sales and has become very popular in the community as one of the only restaurants of its type. Full training can be provided or change it into your own concept.

LOT SIZE

Frontage:
198.75 ft along Pitt St

Depth:
Approximately 116.61 ft

Dimensions:
152.41 ft x 128.70 ft x 183.14 ft
x 16.79 ft x 126.82 ft x 31.11 ft

Size:
26,662.18 ft² (0.612 ac)



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