

FOR SALE

8 ERB ST W, WATERLOO

\$199,000

\$4,939 Gross Rent

1,800 Sq Ft

Licensed Restaurant

TACO FARM

Beautiful downtown Waterloo (note: it's called Uptown Waterloo) licensed restaurant with patio! Currently the popular Taco Farm an established turnkey business for rebranding or conversion.

Formerly a nightclub and a bank before that, this corner location at Erb and King Street has high ceilings, big windows, and an open concept bar and kitchen. Completely modern and fully of great leaseholds and equipment. Big liquor license of 90 + 20 on the side patio.

Great lease of \$4,939 gross including TMI with 1 + 5 + 5 years remaining on the lease. Premium opportunity for franchises and operators to get in on Kitchener/Waterloo's best neighbourhood and epicentre. Flexible space for many concepts.

READY FOR SECONDS?

Call me to discuss this listing today.



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

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OTHER LOCATIONS:



ODD BURGER

- Waterloo
- \$499,000
- 1,000 Sq Ft
- Vegan QSR Franchise



COFFEE OF THE WORLD

- Waterloo
- \$199,000
- 2,700 Sq Ft
- Cafe & QSR



A M AFRICA RESTAURANT

- Kitchener
- \$149,000
- 2500 Sq Ft
- 101 seats



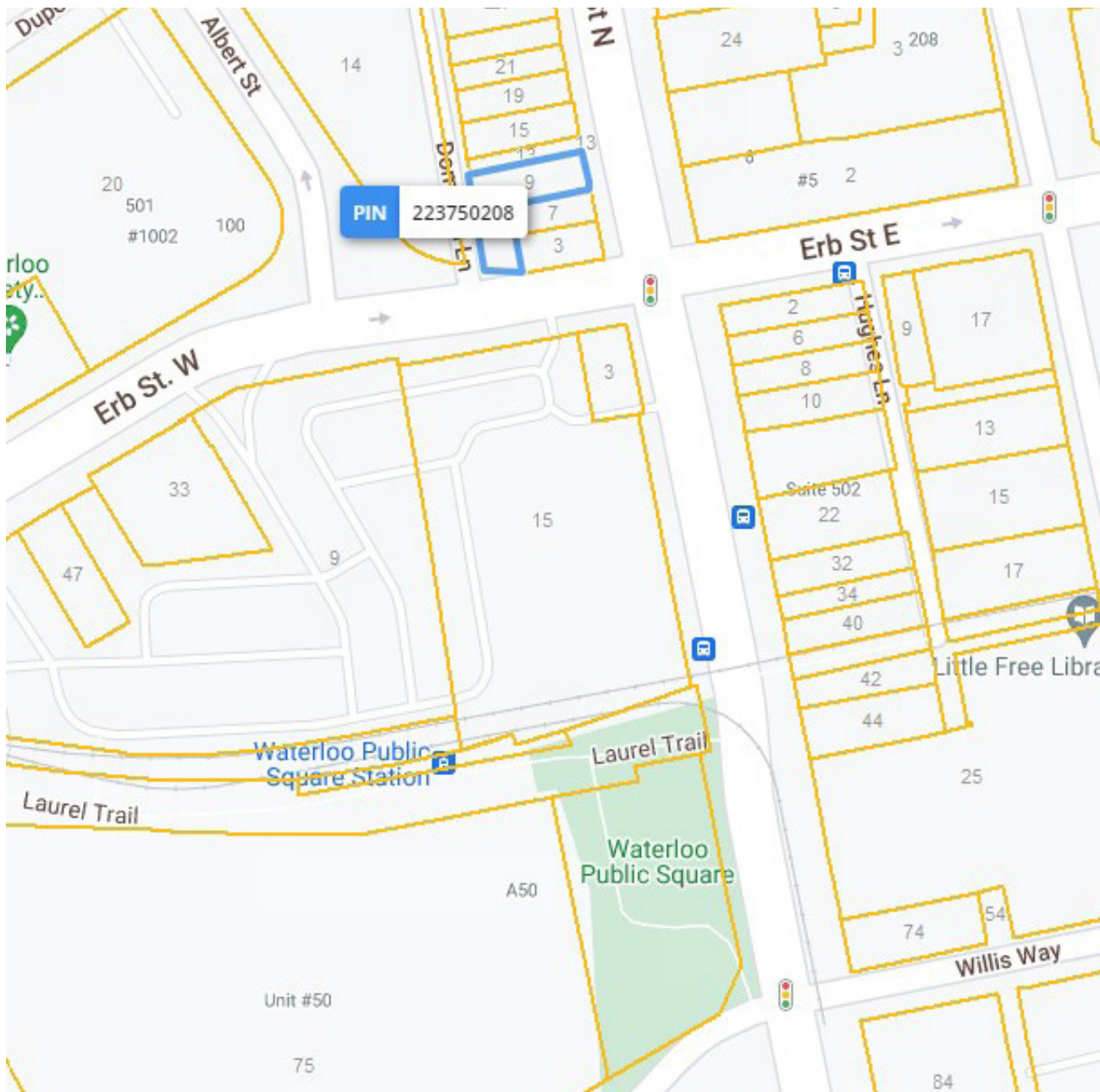
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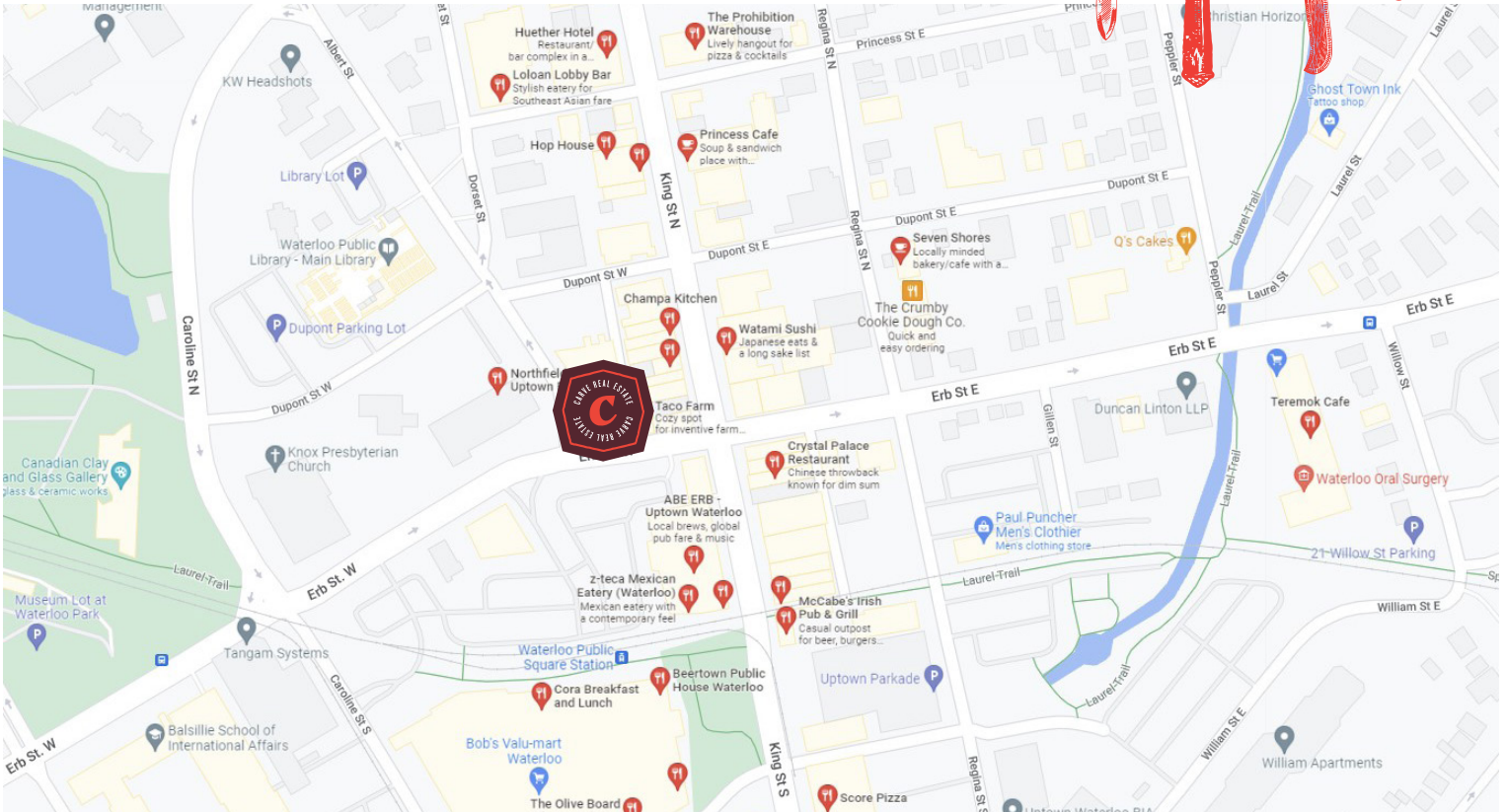


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BUILDING DETAILS

Uptown Waterloo as it's called is really Waterloo's downtown area and prime restaurant neighbourhood that is home to some of the city's best and more renowned restaurants.

This downtown core is home to some AAA tenants and benefits from the Ion Rapid Transit line that runs along King Street. Laurier University and the University of Waterloo are just up the street with their tens of thousands of students and student housing.

Property Details: AAA Building completely renovated with concrete floors and high ceilings. The long 14 foot commercial hood is open concept giving this unit a very modern feel. Formerly a bank the unit benefits from excellent leaseholds and systems.

LOT SIZE

Frontage:
400.45 along Erb St W

Depth:
Approximately 512.14

Dimensions:
74.21 ft x 30.08 ft x 105.67 ft
x 40.08 ft x 105.67 ft x 164.18 ft
x 54.70 ft x 512.14 ft x 140.33 ft
x 145.40 ft x 9.08 ft x 0.30 ft
x 120.28 ft x 40.66 ft x 30.32 ft
x 0.75 ft x 93.99 ft x 101.83 ft

Size:
85,594.53 ft² (1.965 ac)



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