## Carve Real estate







### FOR SALE

## **5I CORK ST E, GUELPH**

# LICENSED SHISHA RESTAURANT

Shisha Bar and Restaurant available in downtown Guelph! This is a very unique location and the only shisha/hookah bar or space in the Guelph region! Currently called Level Resto Lounge this unique location is available with the brand and training or for rebranding into a different concept, cuisine, or franchise.

There is a full commercial kitchen with a ton of prep area, a 10 foot commercial hood, 1 walk-in fridge, and the capacity to execute any cuisine.

Great lease rate of 5,929 gross rent including TMI in a large 2,700 sq ft layout with 2 + 5 years remaining on the current lease. Liquor license of 106 with a summer municipal patio for 30. Impressive sales and all of the shisha equipment.

\$249,000

\$5,929 Gross Rent

2,700 Sq Ft

**Licensed Restaurant** 

### **READY FOR SECONDS?**

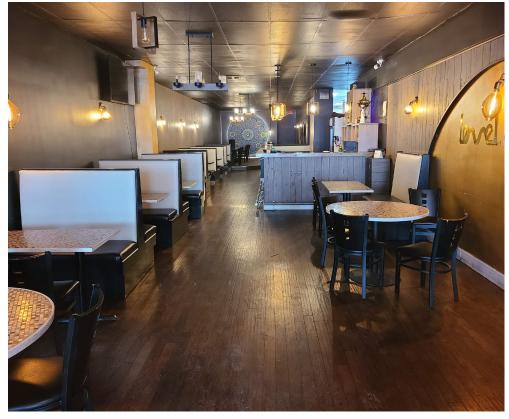
Call me to discuss this listing today.



RYAN EARL, Broker and Founder 416-618-0054 ryan@carverealestate.com carverealestate.com

MANNA AU, Sales Representative 416-843-4318 manna@carverealestate.com carverealestate.com

# CZIVE REAL ESTATE















RYAN EARL, Broker and Founder 416-618-0054 ryan@carverealestate.com carverealestate.com MANNA AU, Sales Representative 416-843-4318 manna@carverealestate.com carverealestate.com

# Carve Real estate

# **OTHER LOCATIONS:**



## **BREWPUB FOR REBRANDING**

IIIE

- Licensed for 140 + onsite brewing/retail
- 2,400 sq ft
- Great lease of \$7,200 Gross Rent
- Huge sales and VERY profitable



## TACO FARM

- Licensed restaurant for 85
- 2,500 sq ft
- Excellent lease of \$6,458
- Hip and modern taco resto bar



- Coffee of the World in Waterloo
- 2,700 sq ft
- Gross lease rate of 8,584
- Located in an area with lots of exposure

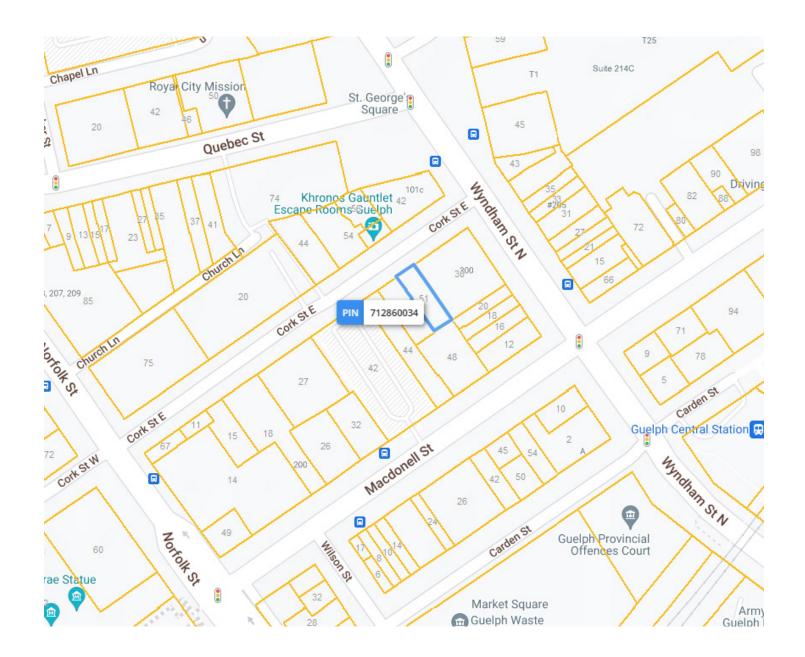


CE CE

#### RYAN EARL, Broker and Founder 416-618-0054 ryan@carverealestate.com carverealestate.com

MANNA AU, Sales Representative 416-843-4318 manna@carverealestate.com carverealestate.com

## CAIVE REAL ESTATE





#### RYAN EARL, Broker and Founder 416-618-0054 ryan@carverealestate.com

carverealestate.com

MANNA AU, Sales Representative 416-843-4318 manna@carverealestate.com carverealestate.com Royal LePage Signature Realty Ind. Owned & Operated Brokerage 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5 This document is not meant to solicit existing listings. (12.2002).

4

#### CZIVE REAL ESTATE Esidie UBUG Cannabis Gueibn P Wellington Cakes Guelph Sports Hall of Fame **Red Brick Cafe** e ۵ Crème Couture ing **Buon Gusto** Speed River Bicvcl The Dragon **Blacksmith Fountain** Scotiabank S E B Black & White Barbers )a T21 2 0 Old Quebec Co-operators General . Street Shoppes Coco Latte Insurance Company **BMO Bank of Montreal** Chapel Ln Roval City Mission S king West Parkade St. George Red Papaya 2 U Thai and Grill PARKING OI D Lady Glaze Doughnuts 위 Square Guelph Central QUEBEC MALL hai · S Station (Transit) Quebec St P 22 🕞 Captain Cutz | Guelphs Best Barber Pablo's B Eat Thai Guelph Quick and St Miijidaa Café + Bistro Play with Clay & asy orderin CorkStE the Clay B THE TEN SPOT Osmow's Shawarma **KITCHEN FINF** Lloyd evel Resto Lounge rch Cons LifeLabs Medical 300 C2 15 Laboratory Services 0 A NV Kitchen + Bar 🔨 CorkSI B Coco Chicken Hope House AcCabe's Irish Rise & Shine Island . NotolkSt 0 Pub & Grill Flavour Brunch & Dinner **a** ch . \$\$ La Reina Dettmer Tire CardenSt & Auto Center Planet Bean Coffee Village Cigar Company Guelph Central Station Wyndham ۲ & Barbershop Eric the Baker SIW 4

# **BUILDING DETAILS**

This building is located in the heart of Guelph, on its busiest street, and surrounded by dozens of the city's most popular and highest rated restaurants and businesses.

The location is key and it is in the downtown core of Guelph. This is the AAA shopping, dining, and entertainment area for Guelph and is popular for both locals, tourists, and the university students.

**Property Details:** While the building may be old, it has seen constant renovations and upgrades to its systems, including the plumbing, electrical, and water.

The basement is dry and used for storage. There is tons of parking all around the unit including directly next door where there is a 200 spot municipal parking lot.

## LOT SIZE

**Frontage:** 34.87 ft along Cork St E

**Depth:** Approximately 112.65 ft

#### **Dimensions:**

66.73 ft x 34.85 ft x 112.65 ft x 34.90 ft x 45.49 ft x 0.59 ft

**Size:** 3,939.59 ft<sup>2</sup> (0.090 ac)



#### RYAN EARL, Broker and Founder 416-618-0054 ryan@carverealestate.com carverealestate.com

MANNA AU, Sales Representative 416-843-4318 manna@carverealestate.com carverealestate.com