



**FOR SALE**

**51 CORK ST E, GUELPH**

**\$249,000**

**\$5,929 Gross Rent**

**2,700 Sq Ft**

**Licensed Restaurant**

## 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.

**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)



# carve REAL ESTATE



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## OTHER LOCATIONS:



### BREW PUB FOR REBRANDING

- 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

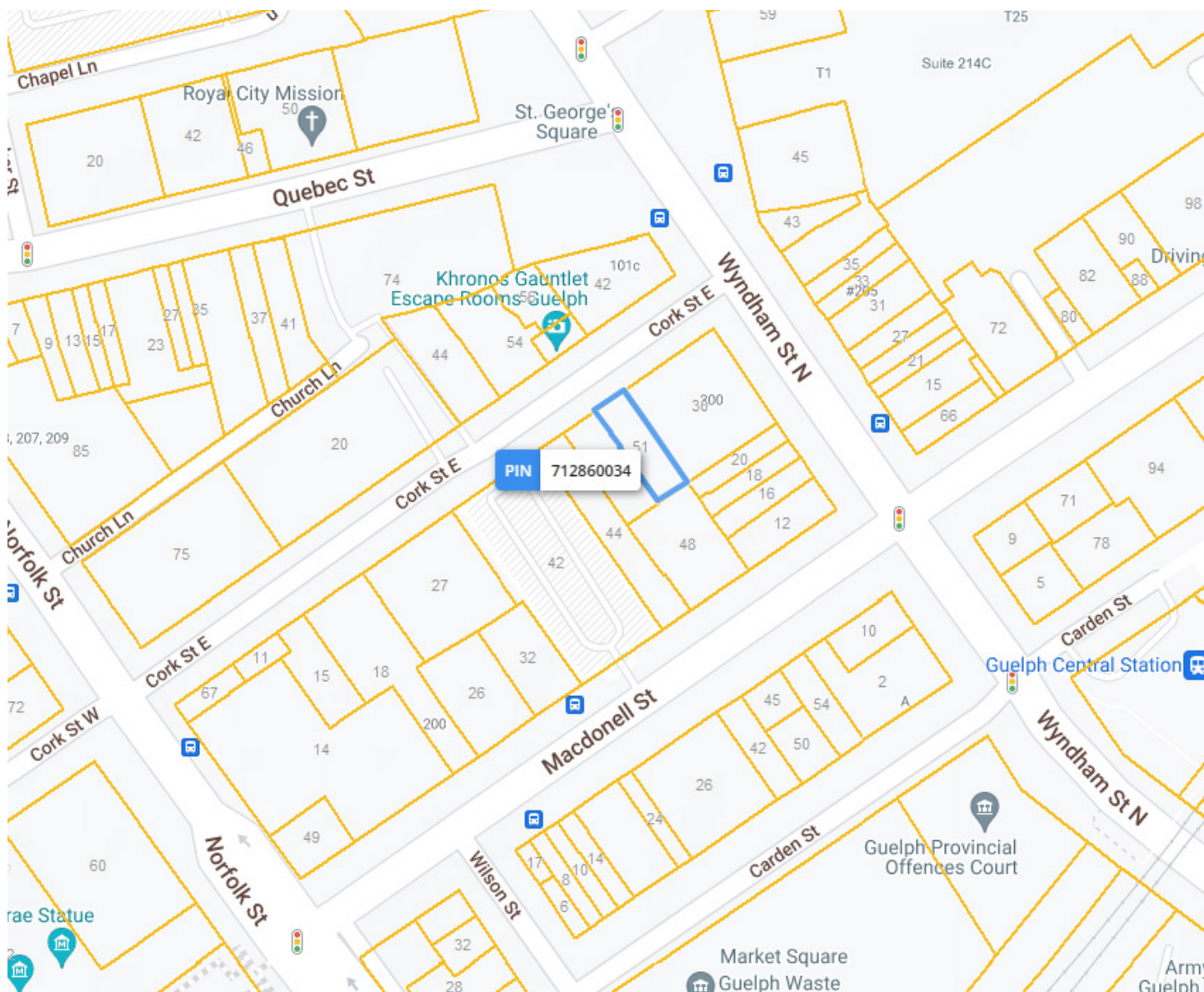
- Coffee of the World in Waterloo
- 2,700 sq ft
- Gross lease rate of 8,584
- Located in an area with lots of exposure



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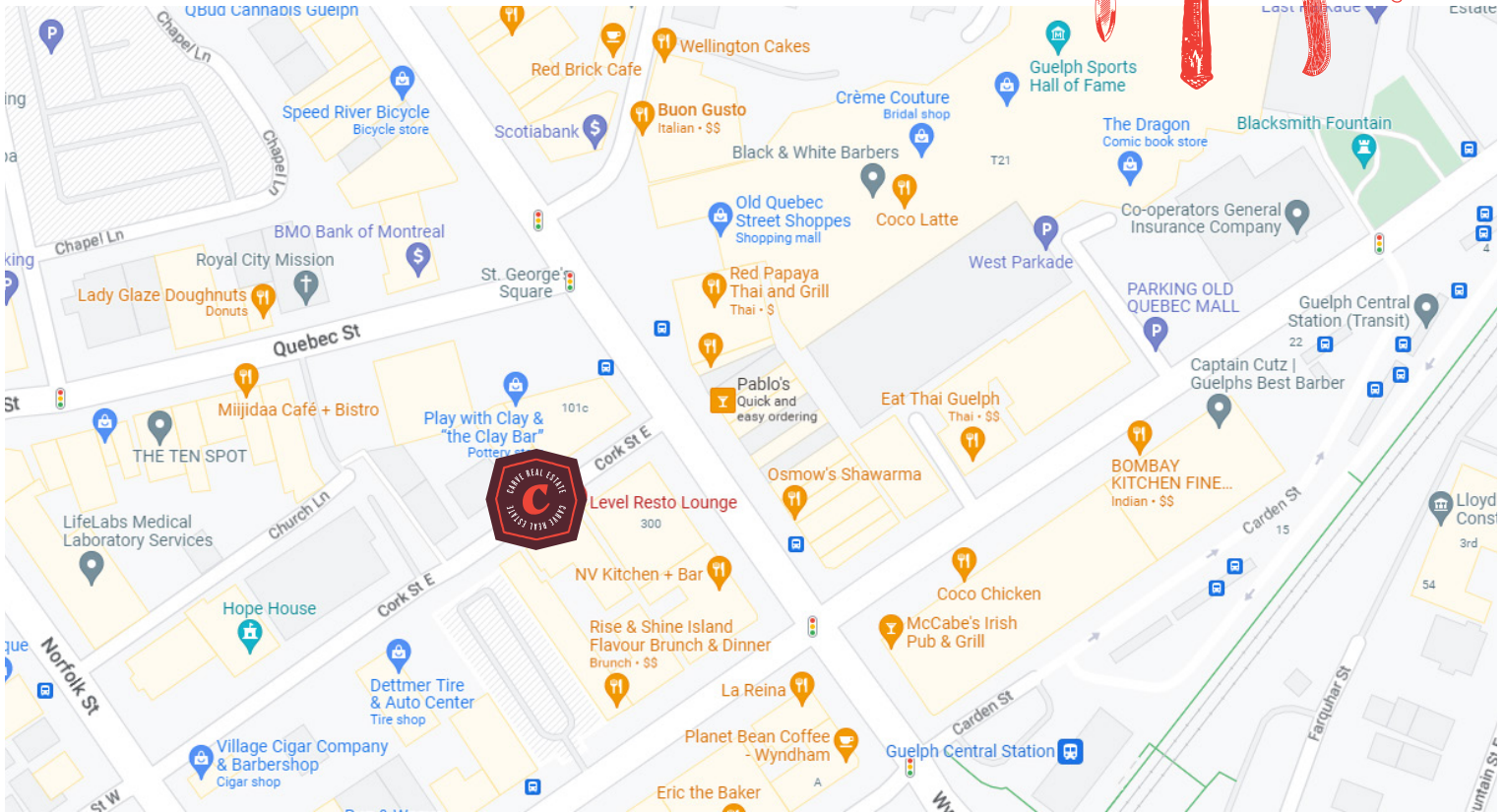
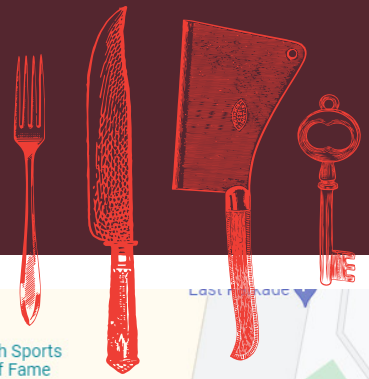


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## BUILDING DETAILS

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)



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