



**FOR SALE**

**246 DIVISION ST, COBOURG**

**\$199,000**

**\$1,749 Gross Rent**

**1,000 Sq Ft**

**Licensed Restaurant**

## THE ALE HOUSE

The Ale House is a staple in the Town of Cobourg. Very popular bar and restaurant located in an outstanding location on the sunny east side of Division just a half block north of King. 1,000 sq ft layout that is easy to run for an owner operator with a full commercial kitchen and an 11-ft hood with 1 walk-in fridge.

Available with training or rebrand it into your own concept, cuisine. or franchise. Please do not go direct or speak to staff or ownership.

Very attractive lease rate of \$1,749 gross rent with 4 + 5 years remaining. Licensed for 40 + 30 in the summer months with the city permit. Great signage and exposure in a completely renovated old brick building.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER LOCATIONS:



### DIMITRI'S RESTAURANT & NIKO'S PATIO

- Licensed Family Restaurant
- 4,500 sq ft
- Very good lease of \$6,275 Gross
- Licensed for 166 + 24 patio



### NORM'S DELICATESSEN

- Very popular delicatessen
- \$2,250 gross rent
- 900 sq ft
- Profitable with long history



### COPPERWORKS BREW PUB & RESTAURANT

- Awesome brewpub with brewing
- 3,500 sq ft
- \$8,500 gross rent with term
- Large 125 + 37 patio license

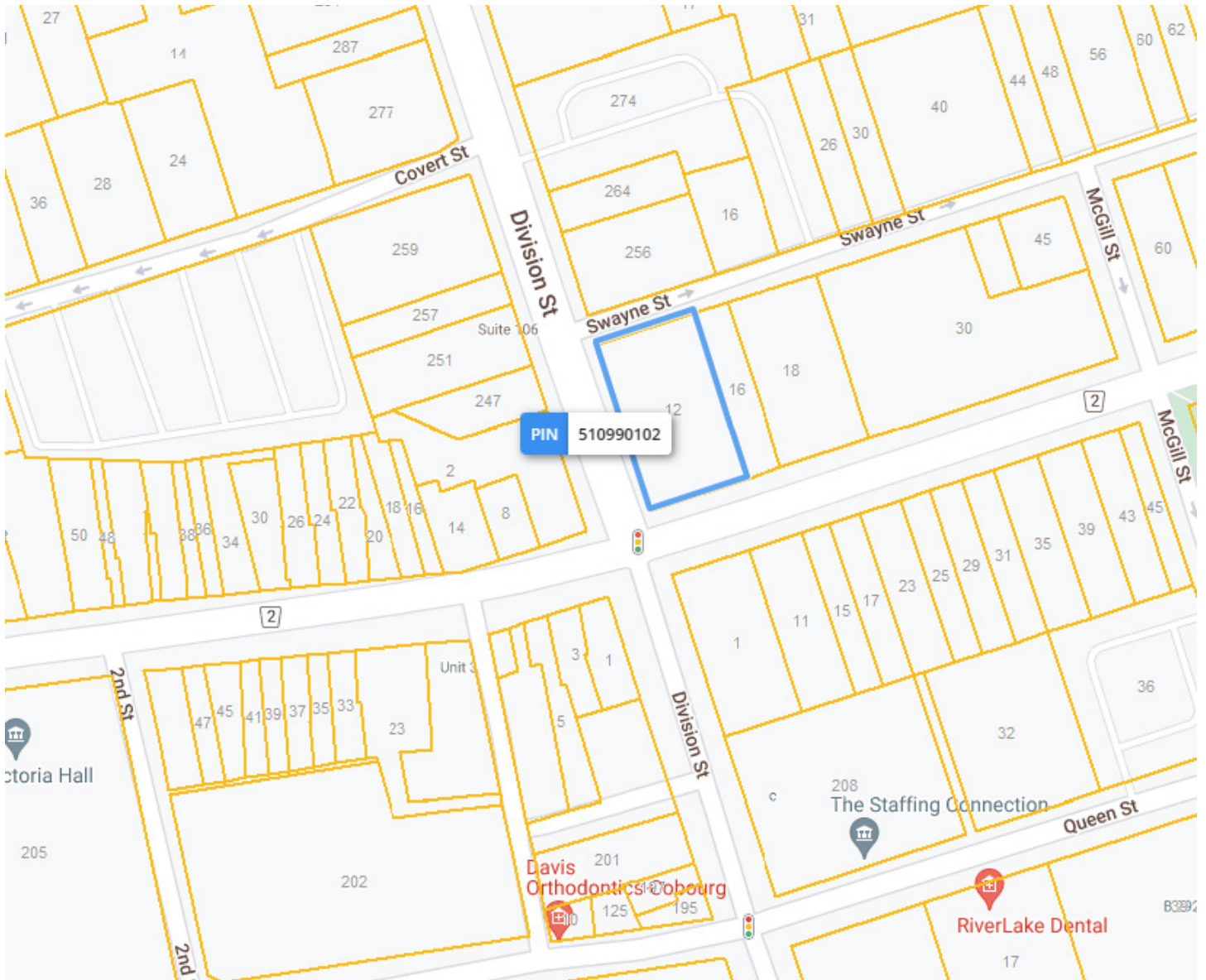


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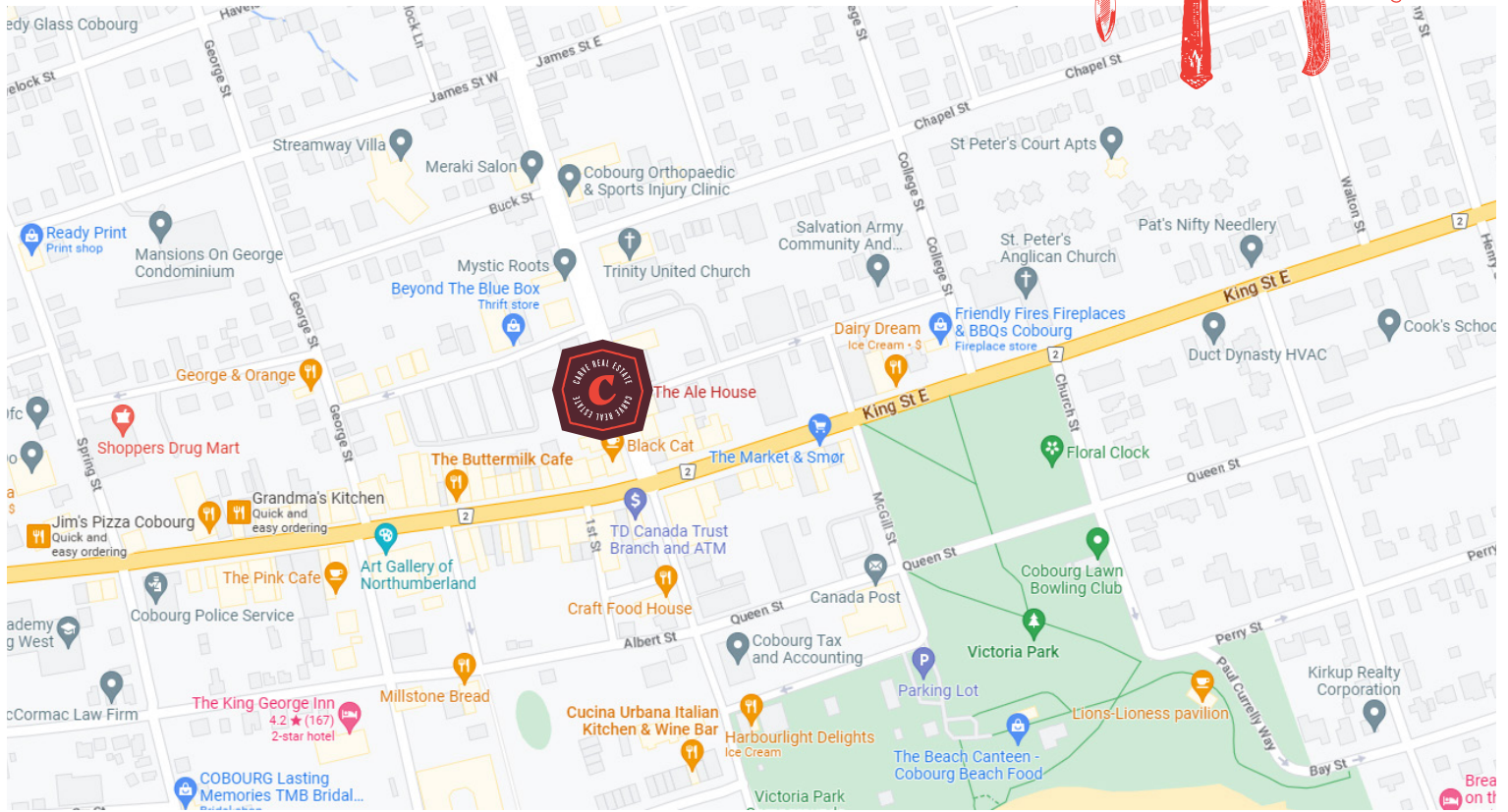


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## BUILDING DETAILS

Downtown Cobourg has seen a major resurgence in open businesses in the downtown core. There are now a number of bars, restaurants, and cafes in one of Ontario's prettiest small towns.

Cobourg is THE beach destination in the area and it has one of the biggest Canada Day celebrations in the entire province. The beach gets absolutely slammed with people in the summer months and this business is a short walk away.

There is ample parking on the street as well as municipal lots just minutes away on foot. There is 1 private parking space at the rear of the unit and is for the business only.

**Property Details:** This commercial unit was completely renovated and rebuilt in 2017 and it shows. The place is lovely with tons of wood and lots of light with the front windows facing to the west.

### LOT SIZE

**Frontage:**

99.62 ft along Division St

**Depth:**

Approximately 170.30 ft

**Dimensions:**

99.61 ft x 169.84 ft x 99.60 ft x 170.30 ft

**Size:**

16,931.61 ft<sup>2</sup> (0.389 ac)



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