



**FOR SALE**

**35 JIM KIMMETT BLVD, NAPANEE**

**\$279,000**

## NAPANEE FISH & CHIPS

**\$5,268 Gross Rent**

Napanee Fish & Chips is a local favourite and the most popular restaurant of its type in town! Located directly off of Highway 401 in Napanee and just minutes from the downtown core. This is a new buildout dating only back to 2016 however the brand has been in business for over 25 years.

**2,291 Sq Ft**

It's a money maker with impressive and very consistent sales. Owners looking to retire. Training is to be provided. 2,291 sq ft layout with large kitchen.

**Licensed Restaurant**

Great lease rate of \$5,268 gross rent with 3 + 5 + 5 years remaining on the lease. Unique layout that is licensed for 98 and has a takeout window so that it can effect be a sit-down restaurant and QSR all at once. Big 14 ft hood 2 walk ins.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER LOCATIONS:



### THE ROYAL COACHMAN

- Restaurant with Land & Home
- \$1,799,000
- 1.8 acres - 3,190 sf Restaurant - 1,934 sf Home Sq Ft
- Licensed for 127 interior, 56 patio, and 144 event space



### FAMILY CORNER RESTAURANT

- Licensed Restaurant
- \$3,540 gross rent
- 3,500 Sq Ft
- Licensed for 106



### THE ALE HOUSE

- Licensed Restaurant & Bar
- \$1,749 gross rent
- 1,000 Sq Ft
- Licensed for 40 + Summer Patio

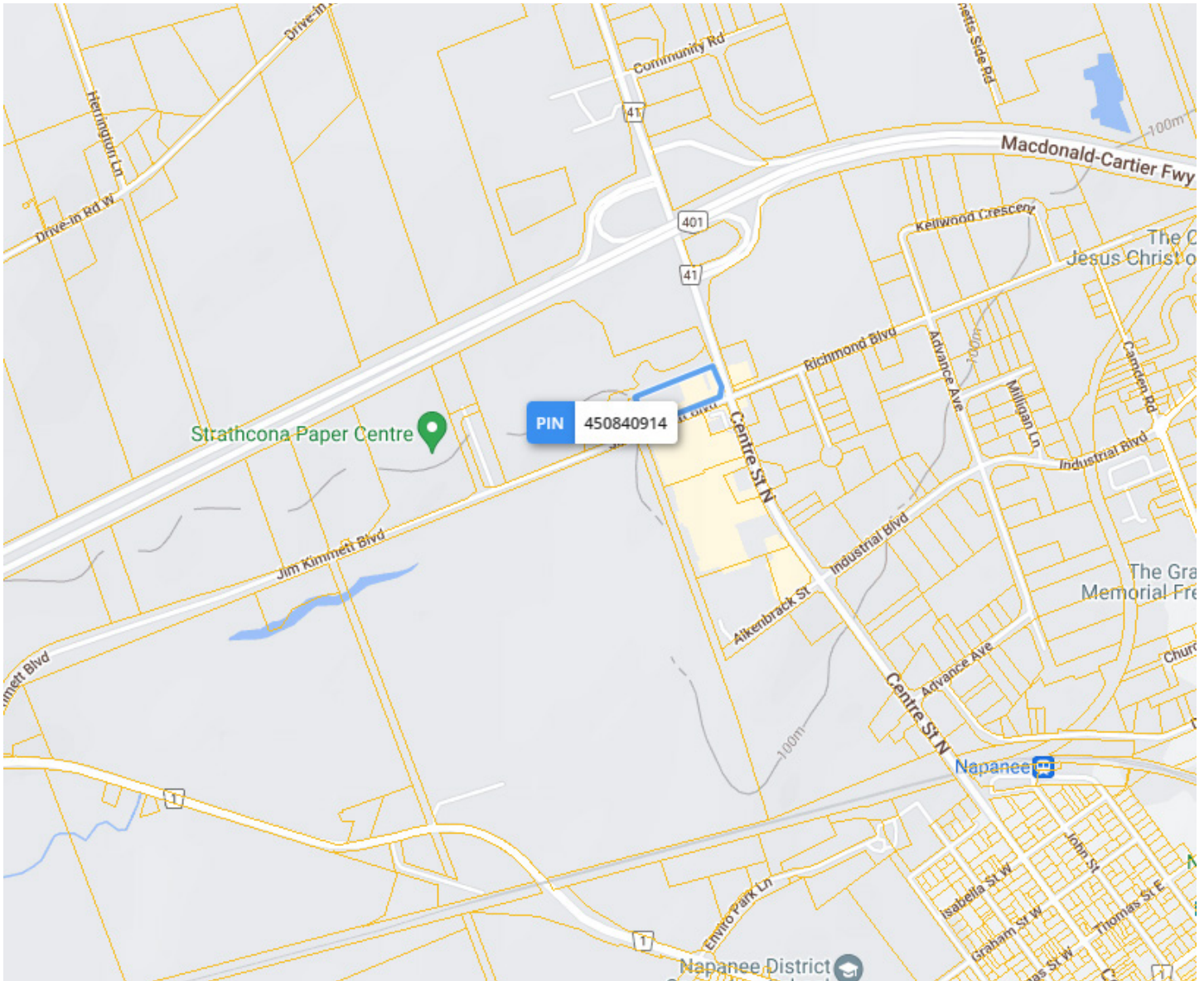


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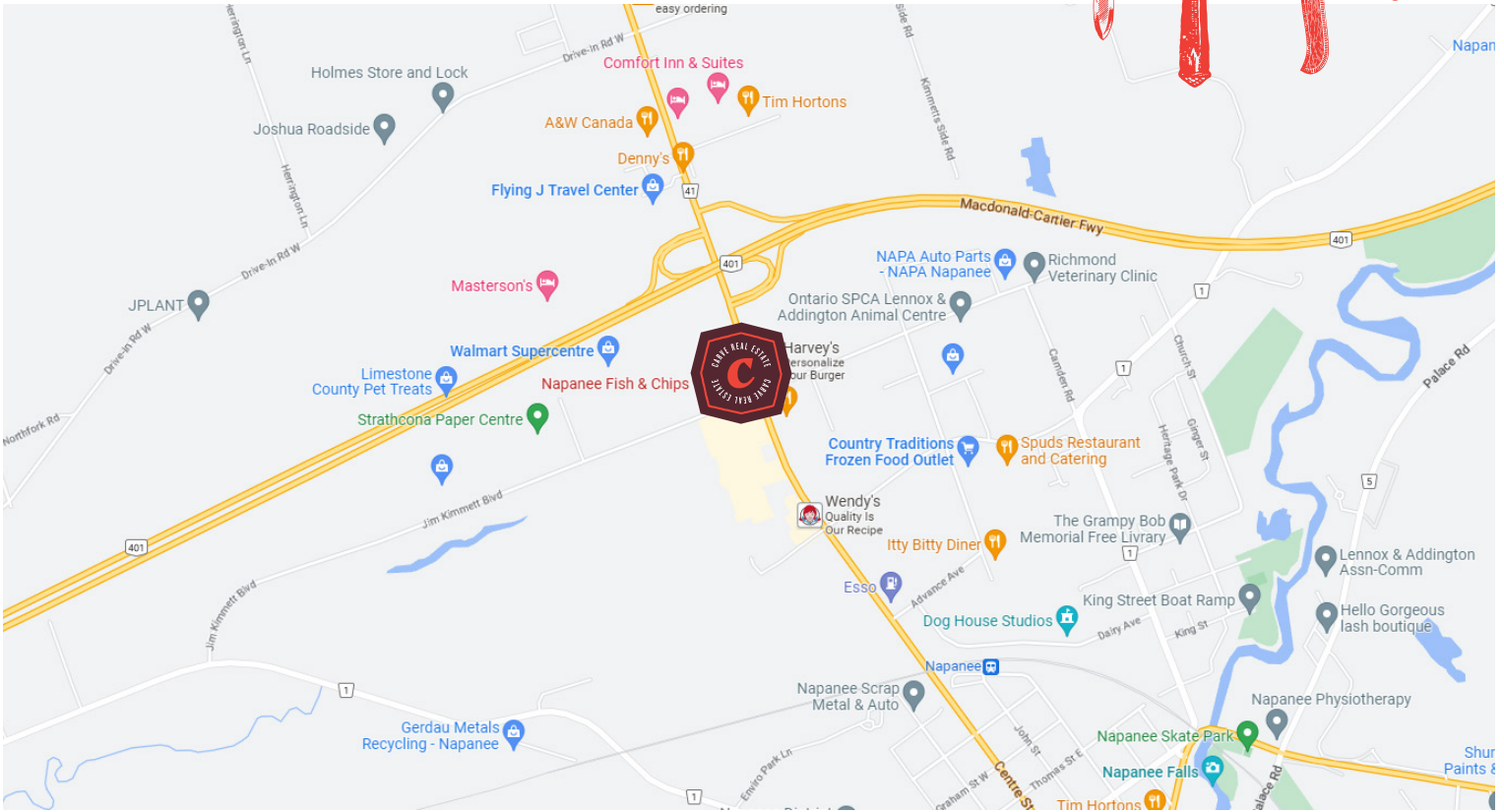
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## BUILDING DETAILS

Located just off of the 401, you only have to go to Napanee once to know that this is the box store hub of the area. Just about every box store, franchise, and restaurant chain that can be in the area is here. 4 out of the 5 hotels in Napanee area here. So is the Walmart. And the McDonalds. And the Canadian Tire.

**Property Details:** This unit is on a pad with several other businesses. It has ample parking and great signage including on the pylon.

The major hockey arena in Napanee is next to the store, as is a Holiday Inn. To see that there is upside is an understatement.

A long lease, steel roof structure for leasehold improvements, and all of the power that you could ask for, this is a turnkey opportunity.

### LOT SIZE

**Frontage:**

612.01 ft along Jim Kimmett Blvd

**Depth:**

Approximately 236.89 ft

**Dimensions:**

637.35 ft x 236.89 ft x 612.01 ft  
x 81.75 ft x 167.35 ft

**Size:**

151,953.98 ft<sup>2</sup> (3.488 ac)



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