



FOR SALE

171 BROADWAY, ORANGEVILLE

\$199,000

\$4,927 Gross Rent

2,100 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

THISTLE & ROSE

The Thistle & Rose is one of Orangeville's great pubs and bars situated on Broadway in the heart of downtown. This is a classic pub built and started by Ontario's own Bill Perrie, owner and author of The Pub Lover's Guide to Ontario.

This 2,100 sq ft restaurant and bar has the ideal layout for a pub with a large classic bar and lots of seating area for patrons. There are two patios with one facing the street and another larger back patio that is packed in summer.

Attractive lease rate of \$4,927 Gross Rent including TMI with 3 + 5 + 5 years remaining. This is ideal for takeover with training provided but is available for rebranding into another concept, cuisine, or franchise. Licensed for 83 + 57.



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OTHER LOCATIONS:



GABBY'S RONCESVALLES

- Largest pub/restaurant on the strip by sq ft
- 2,300 Sq Ft
- \$11,504 Gross Rent
- Licensed for 110 + 6 patio



COPPERWORKS BREW PUB

- Licensed Restaurant
- 3,500 Sq Ft
- Outstanding lease rate of \$8,495 Gross
- Impressive sales and gorgeous patio



OL' WEST WING

- Profitable sports bar & resto
- 2,633 Sq Ft
- \$6,900 Gross Rent
- Full kitchen with patio

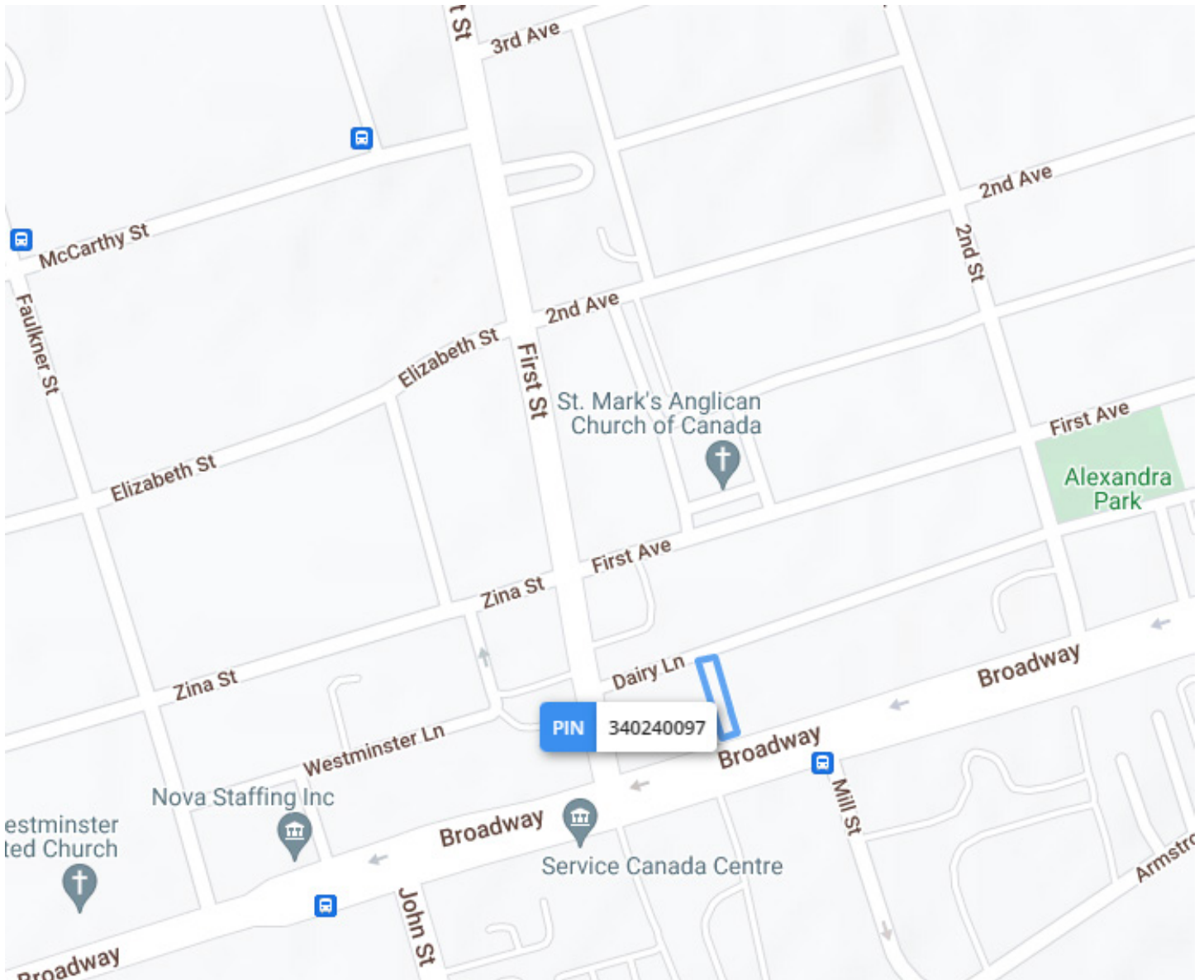


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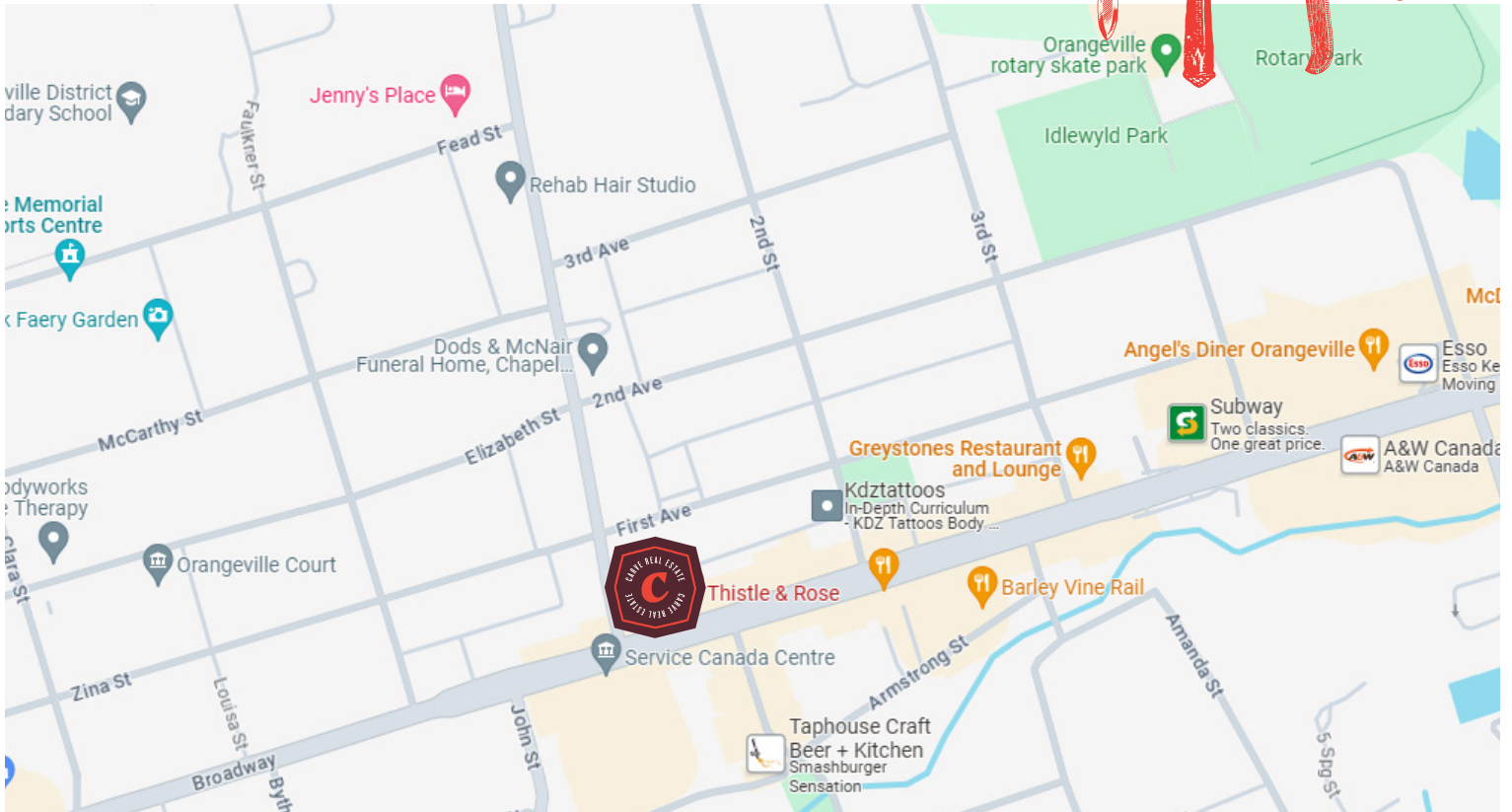
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BUILDING DETAILS

This commercial unit has long been a pub/bar/restaurant and while it has seen many different operators and names come and go, it has never looked better. When taken over by the current ownership in 2021 this space underwent major renovations, including among many other things a brand new draft systems, new flooring, new ceiling, furniture, equipment, and more.

Located on the sunny north side of Broadway and with a ton of parking options nearby this is a great location for both those driving in and taking in the foot traffic in the summer months in the downtown core.

Property Details: Great kitchen with a huge 15 ft commercial hood and a walk-in fridge on the main floor for both the kitchen and storing the beer kegs. Full of equipment that can handle any type of cuisine.

LOT SIZE

Frontage:

27.33 ft along Broadway

Depth:

Approximately 132.00 ft

Dimensions:

131.88 ft x 27.30 ft x 131.88 ft x 27.30 ft

Size:

3,595.14 ft² (0.083 ac)



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