



FOR SALE

138 MAIN ST W, SHELBURNE

\$129,000

\$1,832 Gross Rent

1,000 Sq Ft

Licensed Restaurant

BEYOND THE GATE

If you live anywhere near the Shelburne area then you know Beyond The Gate Restaurant. This cozy 1,000 sq ft restaurant serves French cuisine and is run by chef and owner/operator Frederick Chartier.

This restaurant opened in 2017 and has been a huge hit in an area that was traditionally short on good eating options. As the GTA expands, Shelburne continues to grow in population. This is a downtown Main Street location with tons of parking options.

Outstanding lease rate of only \$1,628 Gross Rent including TMI with 3 + 5 years remaining. Liquor license of 24 plus 30 on the patio. There is one parking spot that goes with the lease. 6 ft commercial hood in a chef's kitchen.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



FORAGE RESTAURANT

- Established with very impressive sales
- 2,329 Sq Ft
- \$6,000 Gross Rent
- Licensed for 88 + 8



UNCLE JIMMY'S FAMILY RESTAURANT

- High performing Midland licensed restaurant
- 4,500 Sq Ft
- \$7,200 Gross Rent
- Licensed for 135



OL' WEST WING

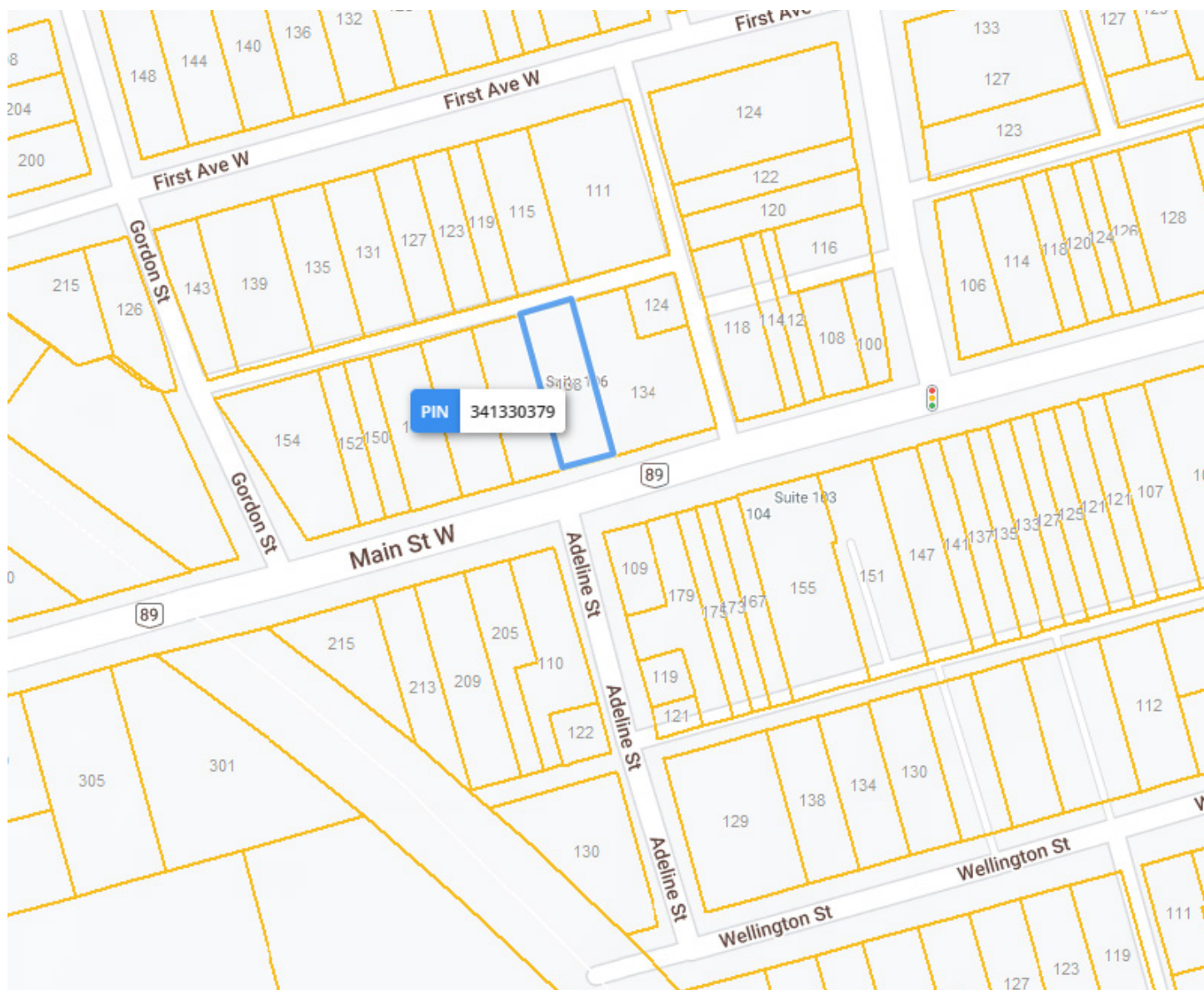
- Profitable sports bar & resto
- 2,633 Sq Ft
- \$6,900 Gross Rent
- Full kitchen with patio



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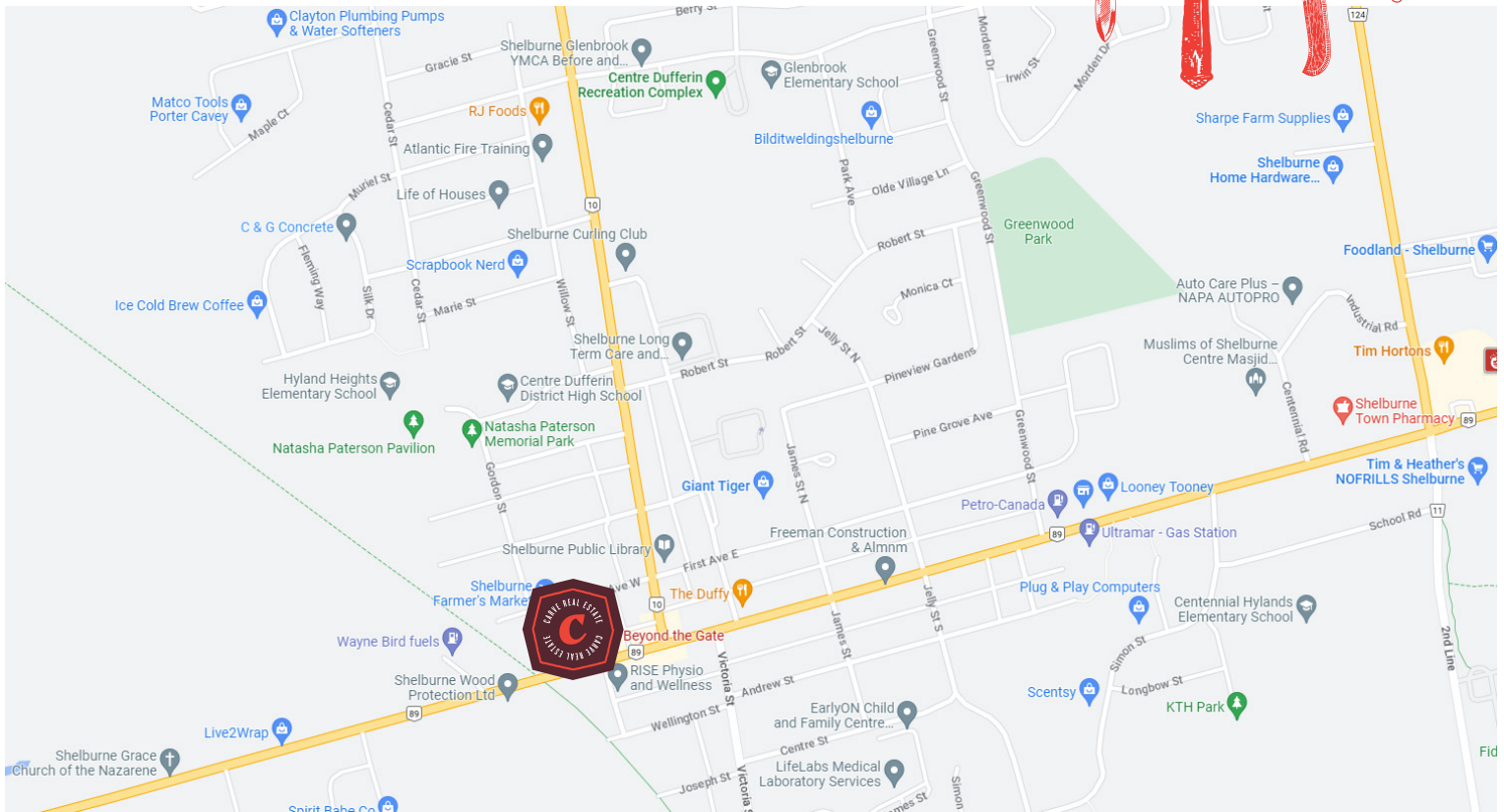
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BUILDING DETAILS

This is a lovely small French restaurant with intimate seating and a great atmosphere that fits in well with the local population. There is a great selection of wine and a constantly evolving menu from a proven chef.

This is a great area that continues to grow with more and more new housing developments springing up in the area. It is also on one of the main highways that takes you to the cottage, vacation, and skiing areas to the north making it a great stopping place for those coming from the GTA.

Property Details: This is a former retail space that was completely converted in 2017 to the restaurant that it is now. Full training to be provided to a new owner from the current operators of the business.

LOT SIZE

Frontage:
49.50 ft along Main St

Depth:
Approximately 148.50 ft

Dimensions:
149.78 ft x 49.55 ft x 149.86 ft x 49.48 ft

Size:
7,416.33 ft² (0.170 ac)



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