



FOR SALE

153 WYNDHAM ST N, GUELPH

\$499,000

\$5,850 Gross Rent

3,200 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

PIATTO PIZZERIA + ENOTECA

Piatto Pizzeria + Enoteca is a gorgeous open concept licensed restaurant in downtown Guelph. Located in the historic Wellington Hotel it has tons of light, high ceilings, beautiful bar, and a chef's kitchen.

This pizzeria and enoteca is a certified member of the Associazione Verace Pizza Napoletana (AVPN) and features a Stefano Ferrara Forni pizza oven. This established concept has impressive sales income on top of salaries for ownership. Please do not go direct or speak to anyone. Thank you.

Excellent lease rate of \$5,850 Gross Rent including TMI with 7 + 5 years remaining. Licensed for 99 + summer patio. 10-ft commercial hood with 2 walk-in fridges and top of the line systems, and a great layout with private areas for parties.



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OTHER LOCATIONS:



THE RICH UNCLE TAVERN

- Gorgeous licensed restaurant in Kitchener
- 3,770 Sq Ft
- \$11,247 Gross Rent
- Licensed for 120 + 26 Patio



PIZZA E PAZZI

- Licensed Restaurant & Pizzeria
- 1,800 Sq Ft
- \$4,070 Gross Rent
- Licensed for 65 + 25 Patio



WILD ORCHID

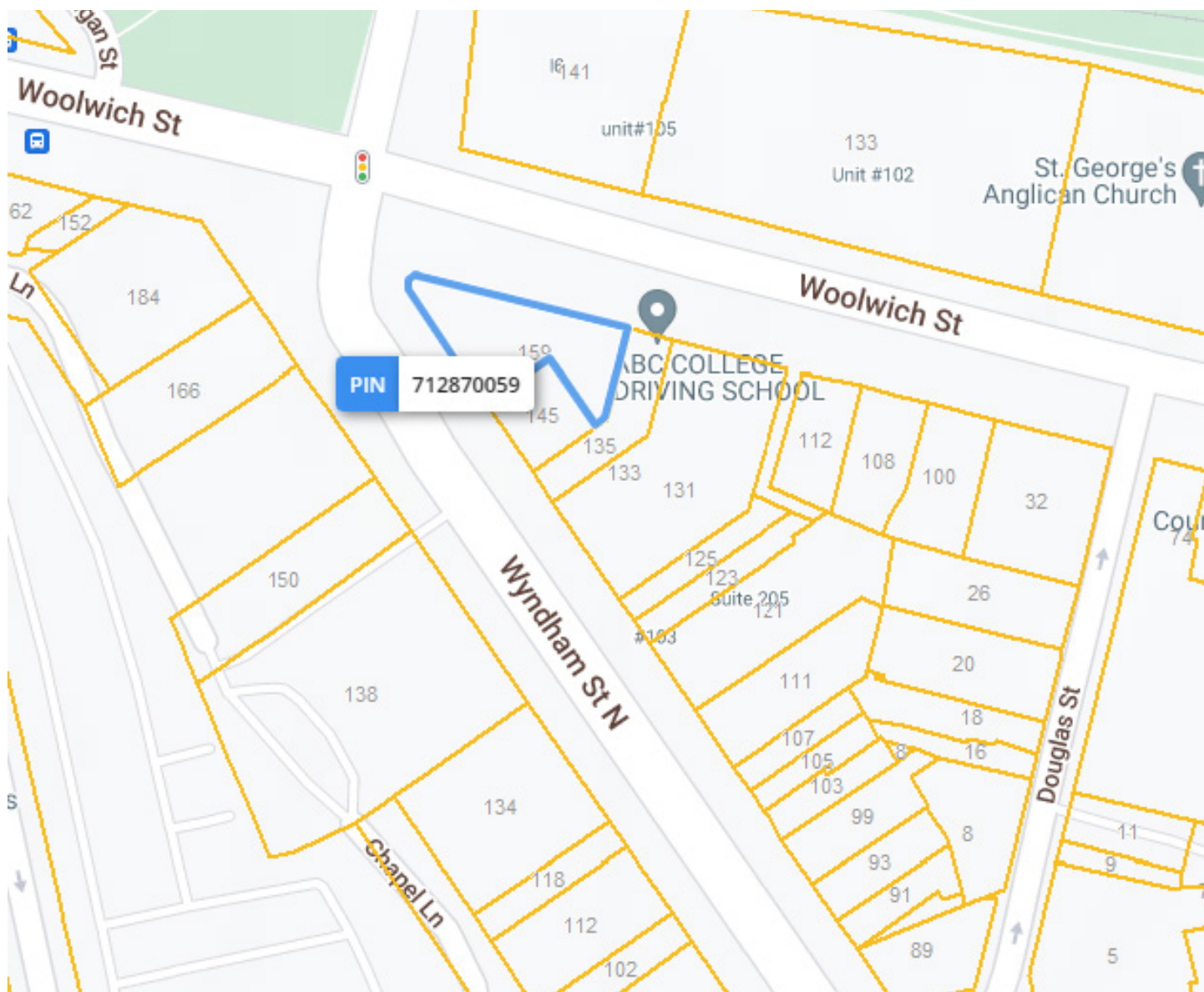
- Licensed for 140 + 26 on patio
- 4,500 Sq Ft
- Great lease of \$5,000 Gross
- The "Queen St of Hamilton"



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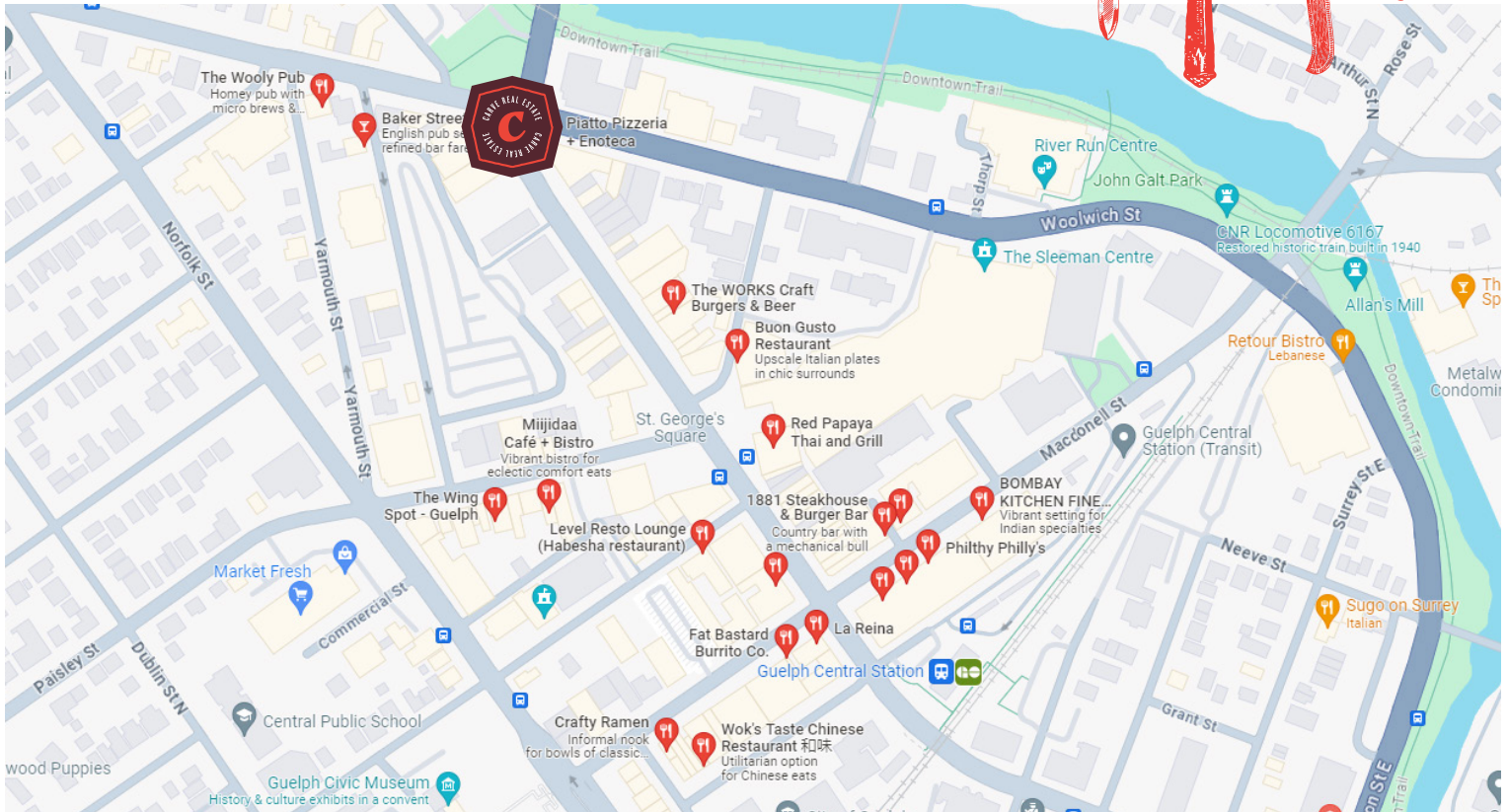
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BUILDING DETAILS

The beautiful stone building that is home to Piatto dates back to 1876-1877 and was constructed in the Louis Philippe style architecture from France. It was home to the Wellington Hotel for over a century.

The commercial unit occupies the lovely north west end and front of this flatiron shaped building with access from both Wyndham and Woolwich Street. It is part of the downtown core that Guelph is famous for and is one of the best restaurants in the city.

Property Details: The unit is a completely modern buildout with top of the line leaseholds and equipment including security, sound, kitchen and bar equipment, and more. There is one 10 ft commercial hood with an additional 4 ft in the back kitchen area.

LOT SIZE

Frontage:
100.66 ft Along Wyndham St N

Depth:
Approximately 63.40 ft

Dimensions:
6.99 ft x 7.29 ft x 102.23 ft x
59.38 ft x 60.46 ft x 8.63 ft x
69.85 ft x 163.40 ft

Size:
8,794.11 ft² (0.202 ac)



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