



**FOR SALE**

**211 HUNTER ST W, PETERBOROUGH**

**\$224,000**

**\$4,250 Gross Rent**

**2,950 Sq Ft**

**Licensed Restaurant with Patio**

## THE DIRTY BURGER COMPANY

Great location in downtown Peterborough. The property is 2,950 sq ft with 2 patios in front and back. Licensed for 91 seats inside and 42 out.

This former tavern has a fully fixtured kitchen with a 14 foot commercial hood and 2 walk-in fridges. High and dry basement, 4 washrooms and 1 parking spot. Good moneymaker for a hands on operator. Open to any concept, some restrictions.

Current rent is \$4,250, which includes garbage removal, with 1 + 5 + 5 remaining on lease. Good landlord and an excellent location in the city.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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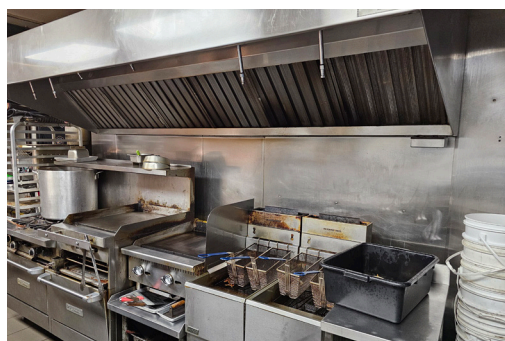
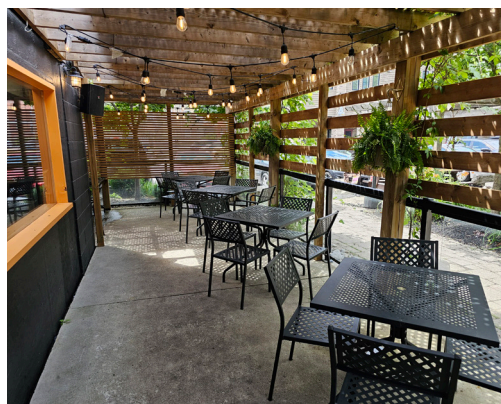
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### COPPERWORKS

- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$6,830 gross rent
- Licensed for 125 + 37 patio



### THE ALE HOUSE

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



### BELONG SHARBOT LAKE

- Licensed Restaurant
- 2,400 Sq Ft
- Restaurant with Property
- Licensed for 56 + 40 patio

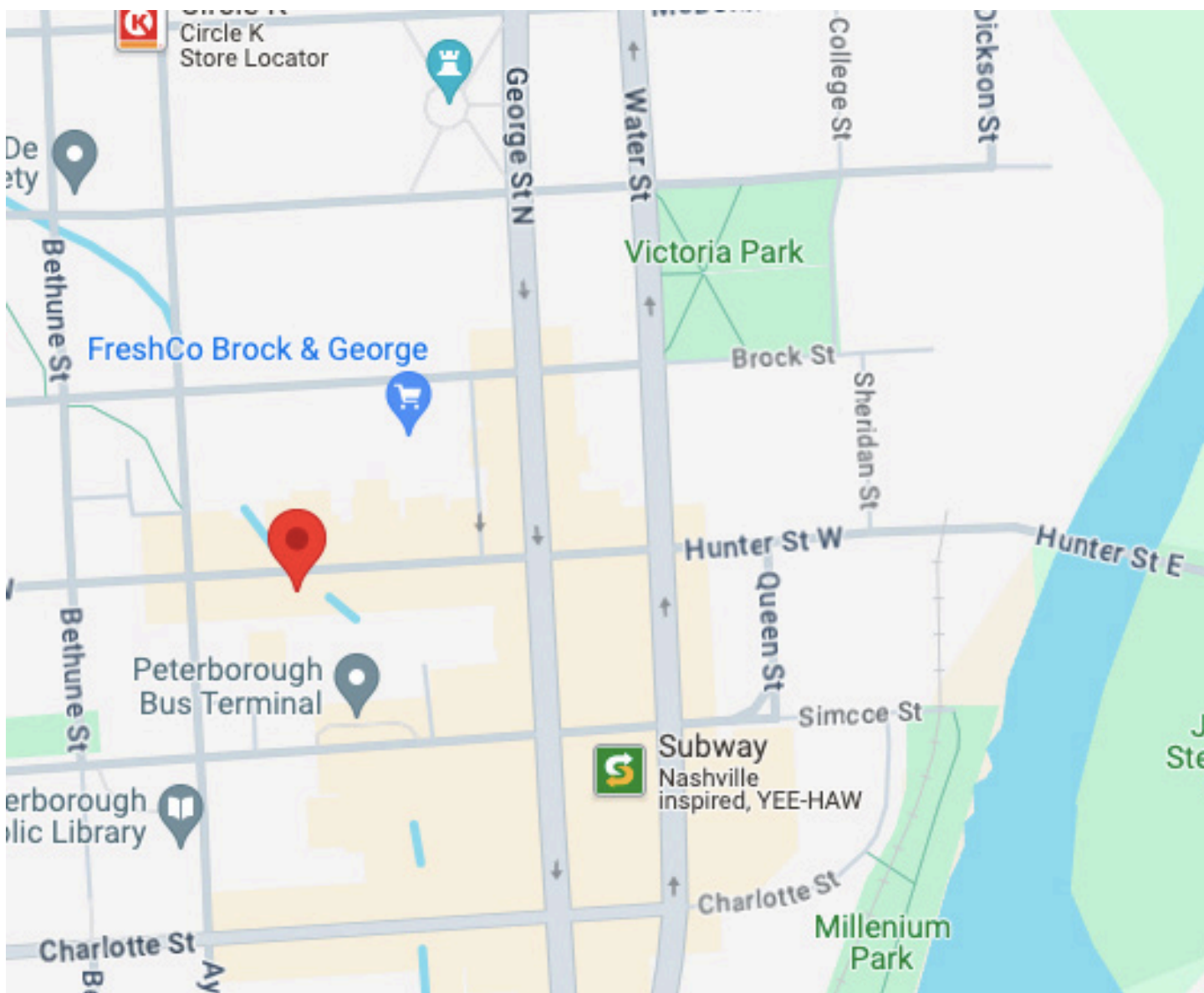


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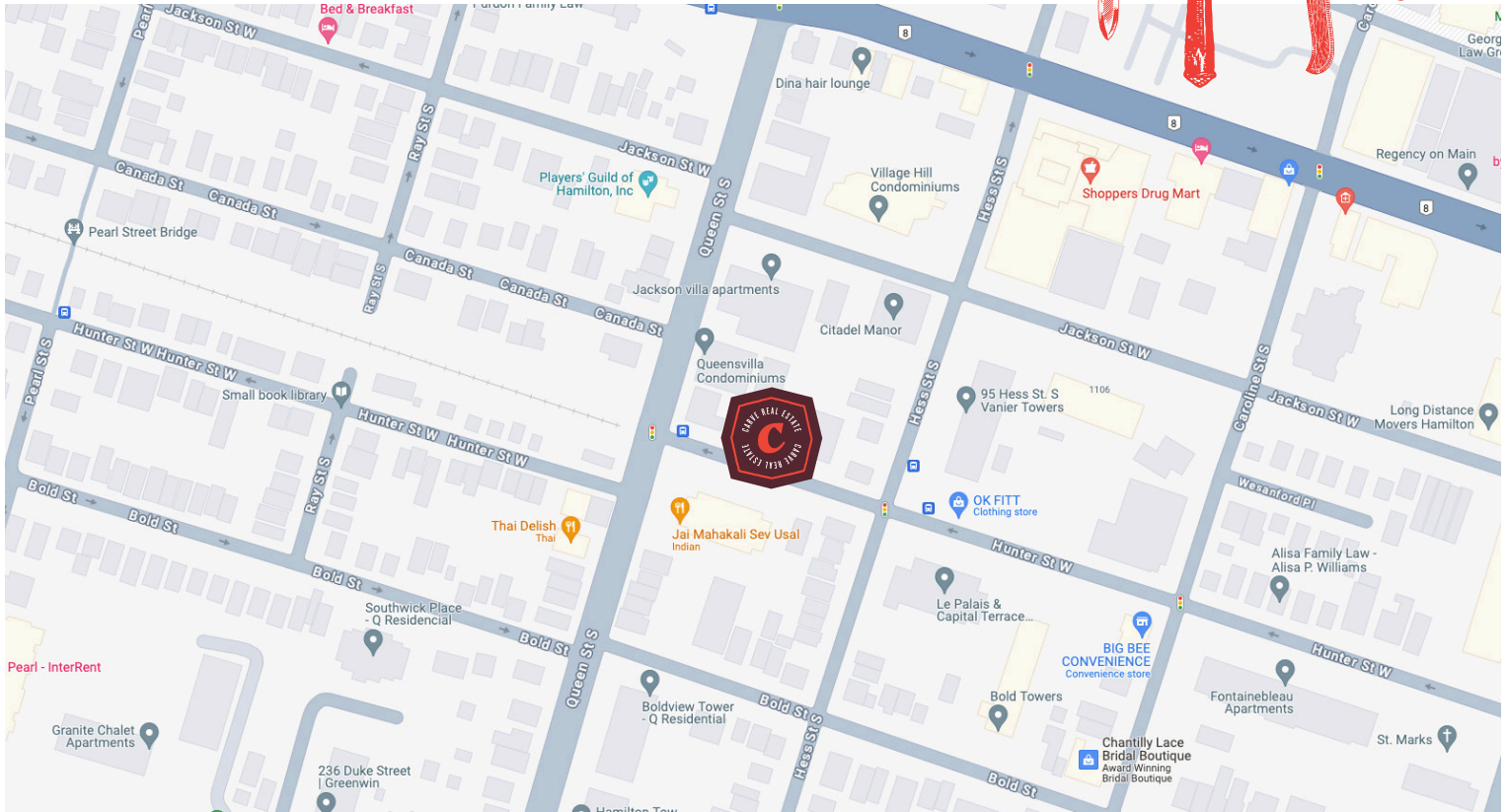
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## BUILDING DETAILS

Located in downtown Peterborough between Aylmer and George, walking distance to beautiful Millennium Park on the Otonabee River, which is part of the Trans Canada Trail system. This city offers affordability, a thriving job market, and access to high-quality dining. With a bustling downtown core and fantastic dining options, it is linked by the 407 and only 90 minutes from Toronto, Kingston and Barrie.

### LOT SIZE

#### Frontage:

45 ft along side Hunter St W

#### Depth:

Approximately 191 ft

#### Dimensions:

113.93 ft x 212.08 ft  
x 114.06 ft x 212.39 ft

#### Size:

24,186.48 ft<sup>2</sup> (0.555 ac)



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