



**FOR SALE**

**160 MAIN ST S, BRAMPTON**

**\$299,000**

**\$5,500 Gross Rent**

**3,370 Sq Ft**

**Licensed Restaurant**

## IVY BRIDGE

Licensed restaurant and bar located in downtown Brampton in the old Brampton mall. This is one of those venues that just oozes pub comfort. Independent, authentic and cozy. This is a business that thrives on regular customers.

This is a profitable business with great sales that are entirely derived from alcohol sales as the kitchen is currently not in use. There is a full kitchen complete with a 13-ft commercial hood and tons of prep area and refrigeration with one large walk-in fridge. Please do not go direct or speak to staff.

\$5,500 gross rent including TMI with term remaining. Big liquor license for 133 total on both floors. 4 washrooms, parking for 100. Easily run semi hands-off with minimal staff. Large licensed party room for functions in the basement.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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Royal LePage Signature Realty, Ind. Owned & Operated Brokerage | 495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### A DARK HORSE

- Serving pints & pub fare for over 26 years
- 2,100 Sq Ft
- \$17,074 Gross Rent
- Licensed for 88 + 112 Patio



### FINNIGAN'S TAVERN

- Irish pub & tavern in downtown Brockville
- 2,160 Sq Ft
- \$2,212 Gross Rent
- Licensed for 62



### MILL POND TAP & GRILL

- The busiest restaurant and bar in town
- 3,500 Sq Ft
- \$4,602 Gross Rent
- Big liquor license of 144 + 80 on the patio

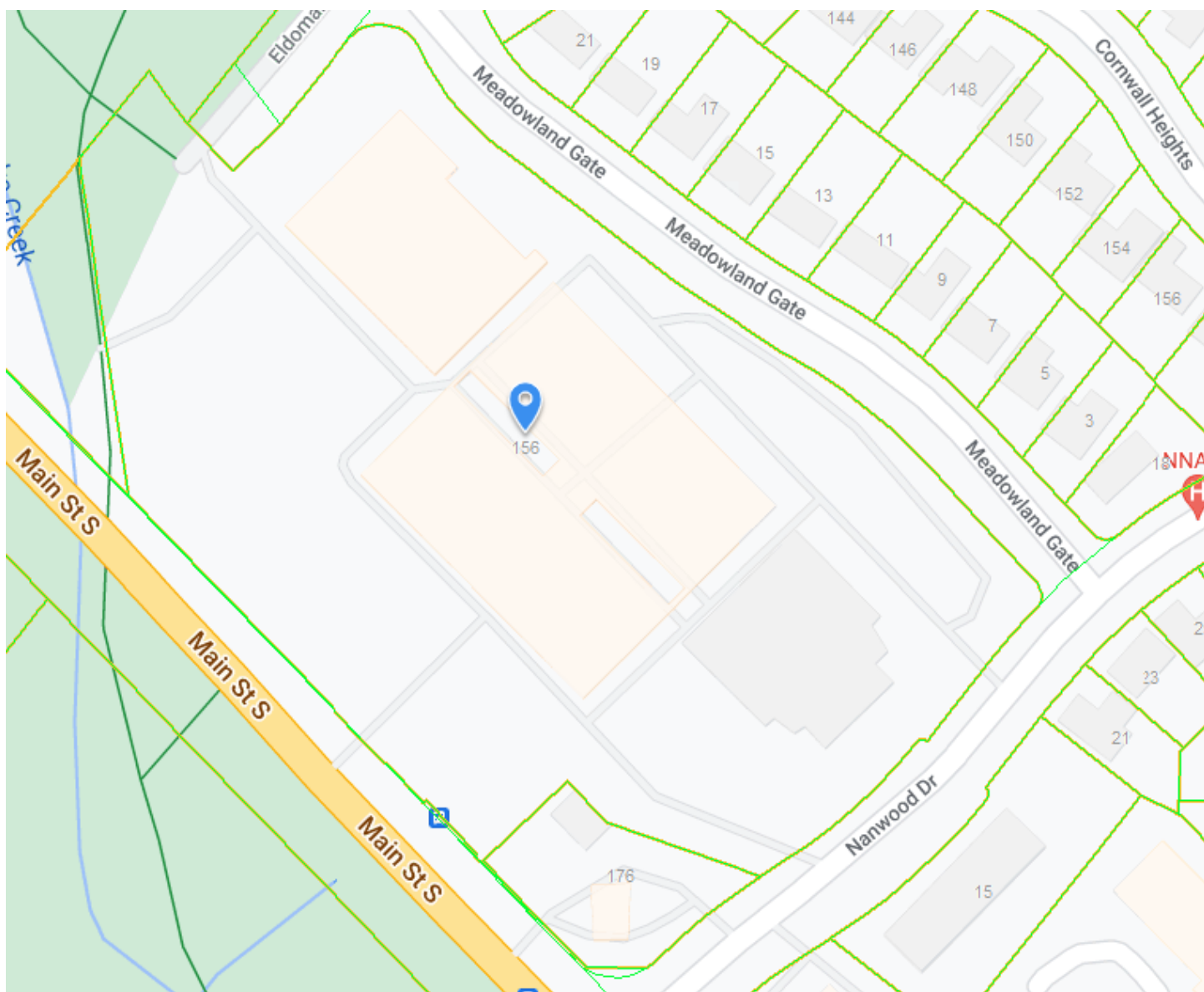


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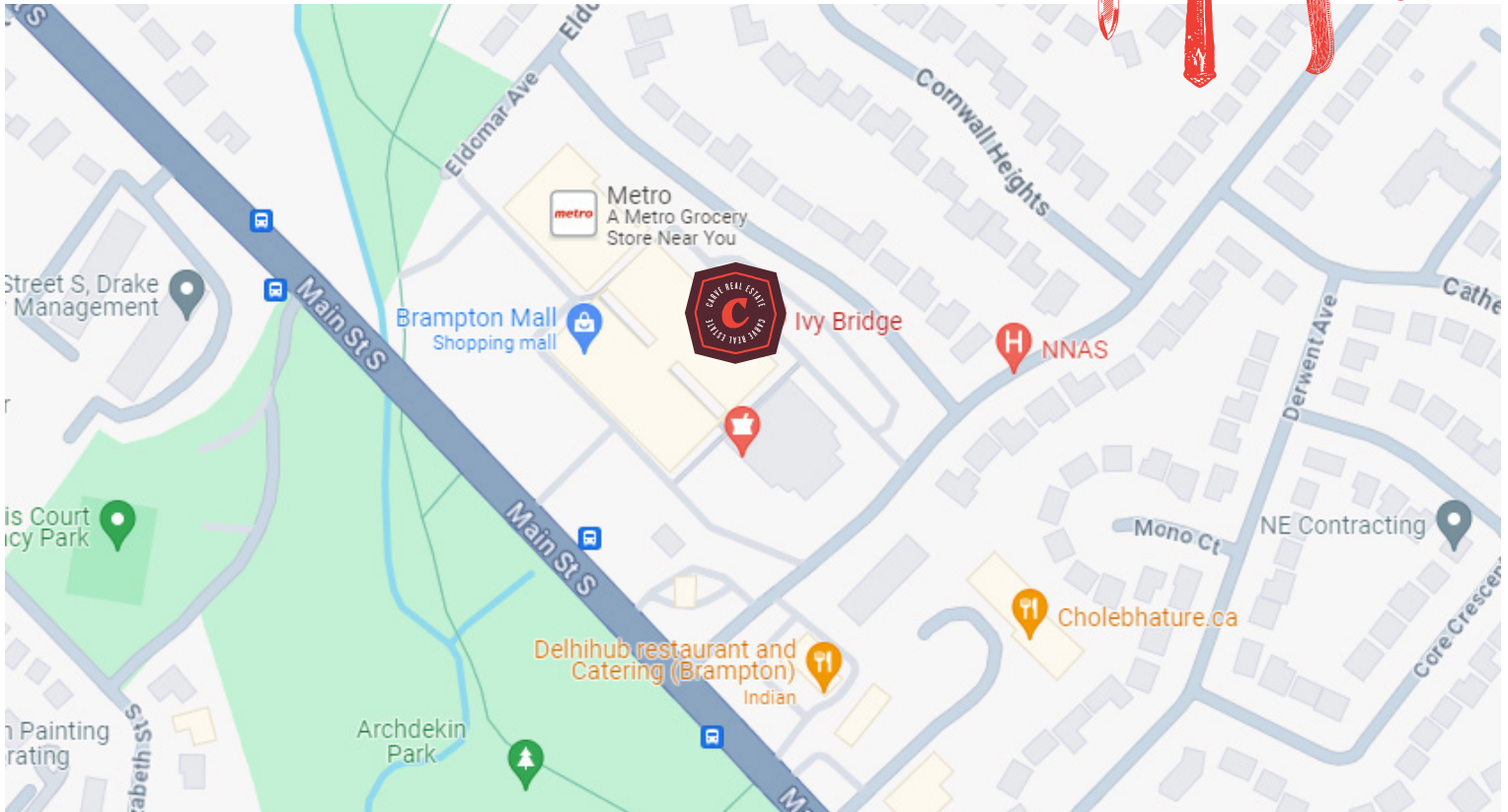


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## BUILDING DETAILS

The Brampton Mall opened in 1960. Despite the incredible growth of the city, this time capsule remains. Tons of parking options in the plaza on all 3 sides and easy deliveries with room for 18-wheelers/transportation trucks to park and access the unit.

Brampton is the fastest growing of Canada's largest 25 cities and it represents 90% of the net population growth within Peel Region. There are a number of residential neighbourhoods surrounding this plaza that supply the regulars and many can walk here.

**Property Details:** A local pub with plenty of character and ideal for a hands on operator. There is room to expand the customer area and a fully licensed room downstairs currently under renovation for parties and functions.

### LOT SIZE

**Frontage:**  
266.89 ft along Main St

**Depth:**  
Approximately 169.39 ft

**Dimensions:**  
65.70 ft x 2.46 ft x 8.97 ft x 105.63 ft x 52.07 ft x  
145.73 ft x 184.84 ft x 3.33 ft x 3.33 ft x 2.13 ft x 2.13 ft  
x 98.06 ft x 47.16 ft x 10.13 ft x 5.25 ft x 5.25 ft x 3.99  
ft x 3.99 ft x 138.37 ft x 164.65 ft x 9.68 ft x 38.98 ft  
x 38.98 ft x 38.98 ft x 201.00 ft x 114.05 ft x 7.61 ft x  
7.61 ft x 7.61 ft x 7.61 ft x 7.65 ft x 7.65 ft x 7.65 ft  
x 169.39 ft x 116.60 ft x 98.91 ft x 305.14 ft x 266.89  
ft x 1.00 ft x 66.08 ft x 1.00 ft x 48.48 ft x 2.46 ft

**Size:**  
375,455.60 ft<sup>2</sup>



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