



FOR SALE

2 GRANT ST, GUELPH

\$324,000

\$4,500 Gross Rent

1,800 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

EINSTEIN'S CAFE

Einstein's Cafe is a long-standing restaurant in downtown Guelph that has been in operation since 1989. This is a licensed restaurant with two patios at the front and back of the building. Located in an old century home that was converted to a restaurant decades ago and has a ton of character.

Tons of street parking and 5 private spaces. 1,800 sq ft layout with a party room upstairs and a big liquor license. Great signage and a short walk to everything in downtown Guelph. Please do not go direct or speak to staff.

Great lease rate of \$4,500 gross rent including TMI with 5 + 5 years remaining. Full commercial kitchen with an 8-ft hood, 2 walk-ins (1 fridge + 1 freezer). Great opportunity for rebranding or keep the tradition going with training.



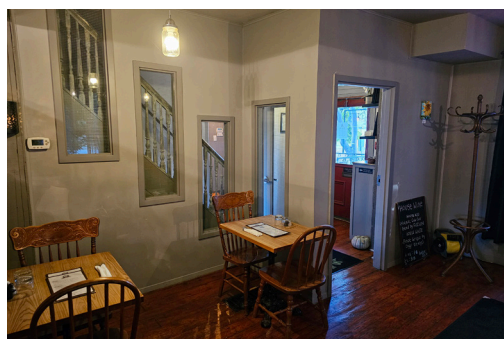
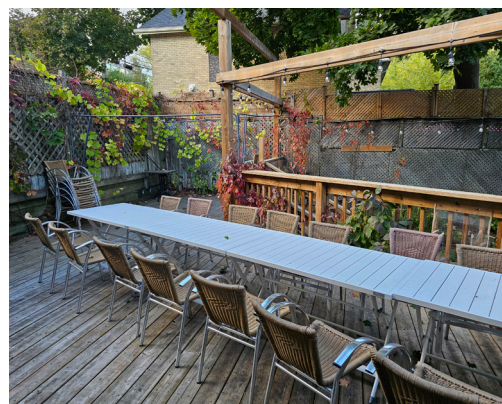
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carve REAL ESTATE



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OTHER LOCATIONS:



PIATTO PIZZERIA

- Gorgeous open concept restaurant
- 3,200 Sq Ft
- \$5,850 Gross Rent
- Located in Downtown Guelph



GRILL HOUSE

- Busy Quick Service Restaurant
- 1,200 Sq Ft
- \$2,743 Gross Rent
- Easy to operate and manage



QDOBA MEXICAN EATS

- QSR Franchise
- 2,080 Sq Ft
- 700+ units worldwide and growing
- Seating for 40

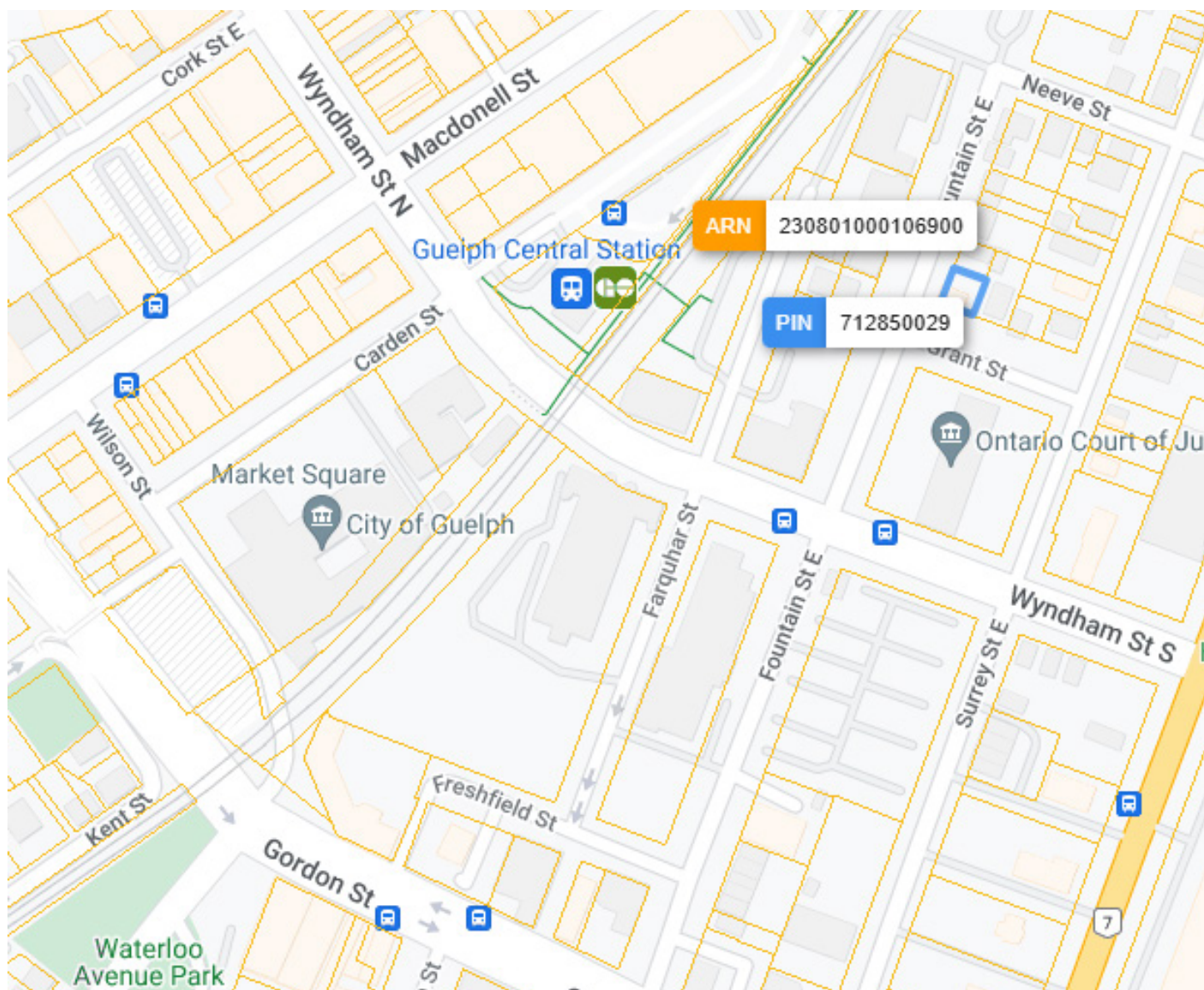


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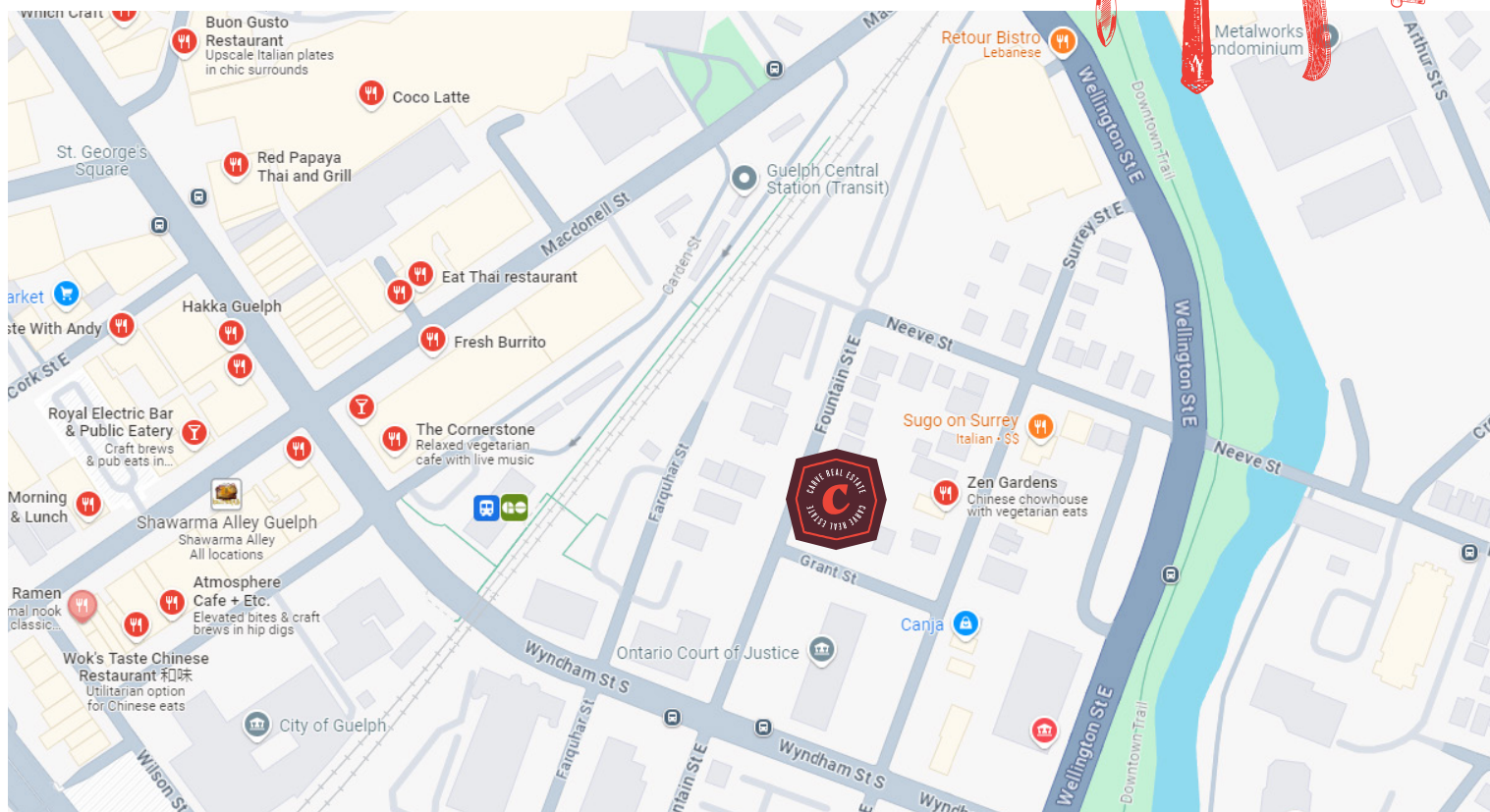


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BUILDING DETAILS

This building is located in the heart of Guelph and it is surrounded by dozens of the city's most popular and highest rated restaurants and businesses.

The patio has excellent views the center of downtown. It is surrounded by parking lots as well as street parking. The Sleeman Centre, Guelph's downtown hockey and event arena for the Guelph Storm is just around the corner. The century home that it is in gives it a lot of character.

There are offices and businesses all around and the business benefits from Guelph's vibrant downtown core.

Property Details: This restaurant is in great condition and the love and care that the owners and staff have put into it show. There is an opportunity to rebrand this business into a different concept, cuisine, or franchise. It is also available in its current form and with training.

LOT SIZE

Frontage:
52.00 ft along Grant St

Depth:
Approximately 61.00 ft

Dimensions:
56.68 ft x 49.72 ft x 56.39 ft x 49.77 ft

Size:
2,809.38 ft² (0.064 ac)



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