



**FOR SALE**

**300 FOURTH AVE, ST. CATHARINES**

**\$699,000**

**\$14,077 Gross Rent**

**4,500 Sq Ft**

**Licensed Restaurant Franchise**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## IL FORNELLO

Il Fornello is one of Ontario's most beloved Italian cuisine franchises with popular and unique locations throughout the province. Known for trendy attractive buildouts and designs and a great menu. Full training and support to be provided by head office with a low royalty rate of only 4% + 1%.

This is a 4,500 sq ft modern buildout with high ceilings, tons of light, a beautiful bar area, and a full commercial production kitchen complete with 25 ft hood and 2 walk-ins. Please do not go direct or speak to staff or ownership. Potential for rebranding.

Attractive lease rate of \$14,077 gross rent including TMI with 8 + 5 + 5 years remaining. Big liquor license of 145 inside and 62 on the gorgeous patio. Tons of parking and great signage and visibility. The restaurant is in excellent shape.



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# carve REAL ESTATE



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## OTHER LOCATIONS:



### PIATTO PIZZERIA

- Gorgeous, modern licensed restaurant
- 3,100 Sq Ft
- 12,389 gross rent
- Great location in Cambridge



### BRAAI HOUSE

- Two gorgeous, licensed restaurants
- 5,500 Sq Ft
- \$17,200 Gross Rent
- Licensed for 230



### MEZA RESTO LOUNGE

- Gorgeous licensed restaurant with patio
- 2,400 Sq Ft
- \$7,522 Gross Rent
- Licensed for 96 + 30 patio

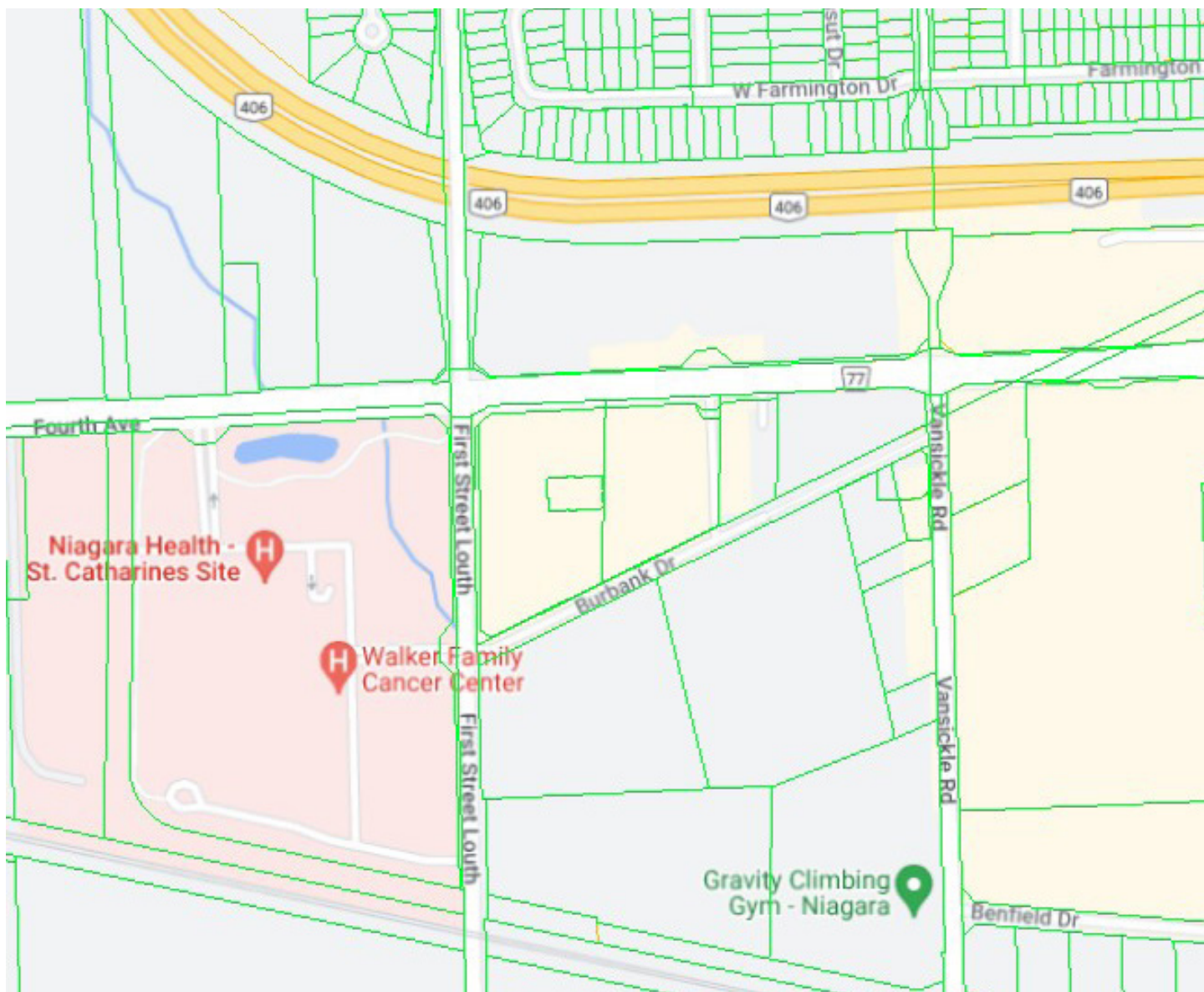


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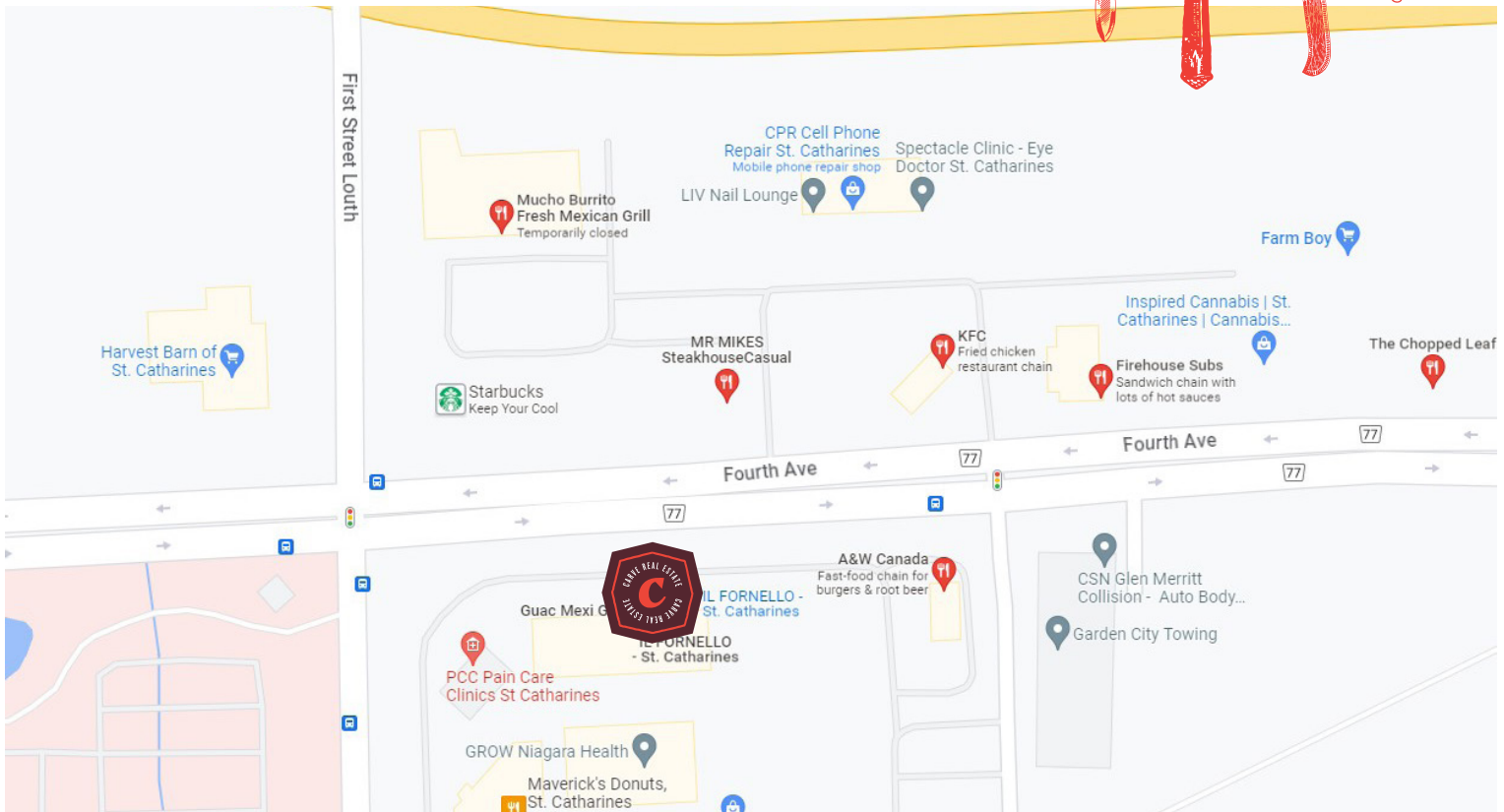


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## BUILDING DETAILS

This is a busy part of St. Catharines and there is a ton development in the area with more and more businesses and suburbs being built. The infrastructure is there with a growing population.

This unit is in incredible shape and it is essentially a new restaurant with top-of-the-line systems and leasehold improvements and excellent chattels and equipment.

**Property Details:** The kitchen is made to handle a full house during a rush and it has the equipment and space to handle it. 200-amp 3-phase power and 2 walk-ins with lots of prep area to make any chef happy!

### LOT SIZE

**Frontage:**  
171.05 ft along Fourth Ave

**Depth:**  
Approximately 210 ft

**Dimensions:**  
376.78 ft x 200.20 ft x 307.93 ft  
x 170.15 ft x 13.55 ft

**Size:**  
61,913.95 ft<sup>2</sup> (1.421 ac)



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