



FOR SALE

36 PRINCE EDWARD ST, BRIGHTON

\$425,000

\$6,700 Gross Rent

3,500 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

VITO'S PIZZERIA RESTAURANT & DINING LOUNGE

Vito's Pizzeria Restaurant & Dining Lounge is a very popular restaurant in downtown Brighton Ontario. It is not only the most busy restaurant in town, it is literally a staple in the community dating back 45 years.

It serves as both a dine-in restaurant and a take-out QSR as it has a separate entrance and take-out area, as this place is as well-known for its pizza, delivery, and pick-up as it is for lunches and dinner.

Excellent rent of only \$6,700 Gross Rent with 5 + 5 years remaining for 3,500 sq ft. There is a large production kitchen that services both the take-out business and the restaurant. Licensed for 100 + 35 on the lovely patio. Private parking lot for 15. Training to be provided to qualified buyers. Please do not go direct or speak to staff or ownership.



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestalestate.com

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestalestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestalestate.com

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OTHER LOCATIONS:



CAPTAIN GEORGE'S FISH & CHIPS

- Fish & Chips Franchise
- 2,500 Sq Ft
- \$3,300 Gross Rent
- Licensed for 50 + 16 on patio



AMADEUS CAFE

- Licensed Restaurant
- 2,200 Sq Ft
- \$4,600 Gross Rent
- Licensed for 82 + 50 Patio



COPPERWORKS BREWPUB

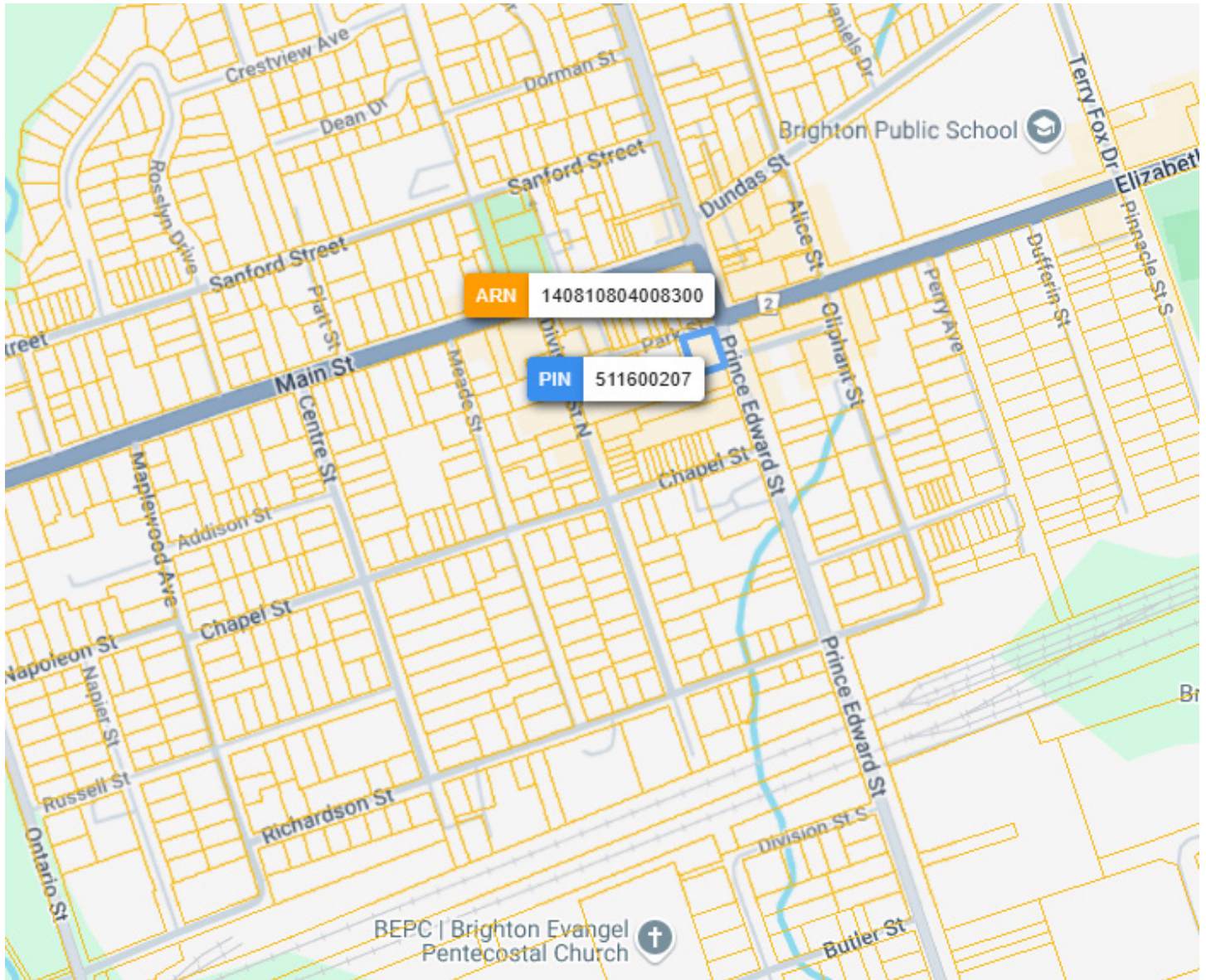
- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$6,830 Gross Rent
- Licensed for 125 + 37 patio



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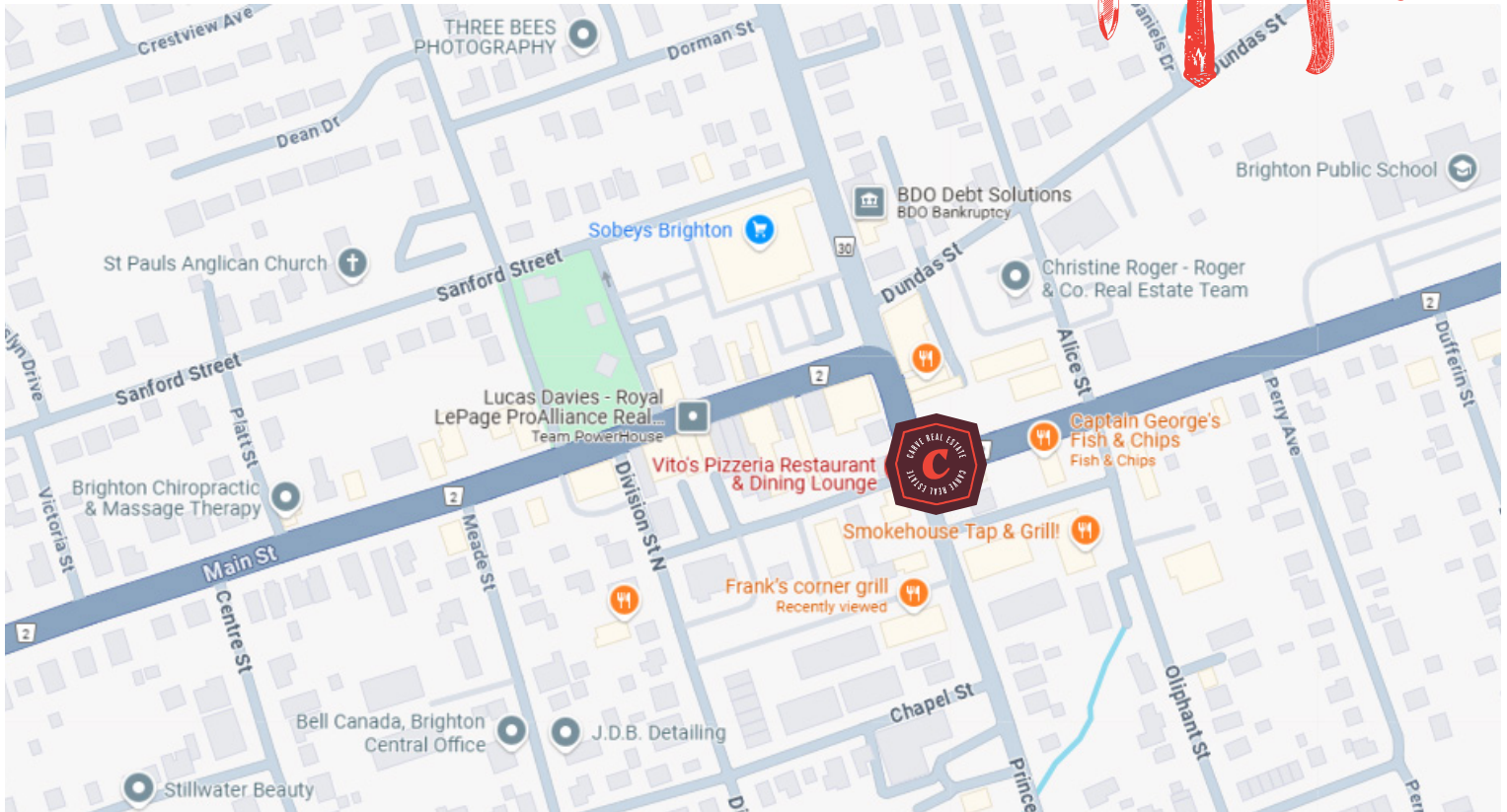


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BUILDING DETAILS

This is a premium location as it is located on the corner of the busiest intersections in the town of Brighton, Ontario. Located just 5 minutes from Highway 401 is a stop for many commuters, travellers, and tourists making their way along the busiest highway in our country.

There is a full basement that features an office space, tons of prep area, a walk-in fridge and walk-in freezer, and lots of storage space.

Property Details: There is a private parking lot for this business that has 15 spaces for customers. There is also ample street parking and municipal lots for the busy times. Signage on both the building and the advertising pylon. The production kitchen services the entire establishment is has a long 14-ft commercial hood.

LOT SIZE

Frontage:
131.50 ft along Prince Edward St

Depth:
Approximately 106.00 ft

Dimensions:
25.87 ft x 54.21 ft x 129.55 ft x
124.72 ft x 103.94 ft x 71.38 ft

Size:
14,348.28 ft² (0.329 ac)



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