



FOR SALE

469 BOUCHARD ST, GREATER SUDBURY

\$399,000

\$10,000 Gross Rent

4,000 Sq Ft

Licensed Restaurant

GLORIA'S RESTAURANT

Very profitable breakfast and lunch diner located on one of the main arteries of Sudbury Ontario. Located in a busy plaza on Regent Street that takes you from either Highway 69 or the Trans Canada Highway, straight into downtown Sudbury.

Looking for consistency? Gloria's Restaurant has been in operation since 1952 and it is literally a staple in the community. Easy to run with very manageable hours.

Licensed for 134 with a great layout and waiting area. Big production kitchen with two 17-ft commercial hoods for a combined 34-ft plus convection ovens, and 2 (1 + 1) walk-ins. Parking for 50 with great signage. Please do not go direct or speak to staff or management.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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carve REAL ESTATE



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OTHER LOCATIONS:



GOOD GLAZE

- Quick Service Restaurant QSR
- 3,000 Sq Ft
- \$2,832 Gross Rent
- Seating for 40



LAKE HOUSE BISTRO

- Casual dining and award-winning wines
- 1,800 Sq Ft
- \$4,750 Net Rent
- Licensed for 40 + 32 Patio



CURLY WILLOW

- Cozy restaurant with a sunny patio
- 1,300 Sq Ft
- \$2,831 Gross Rent
- Licensed for 30 plus 30 patio

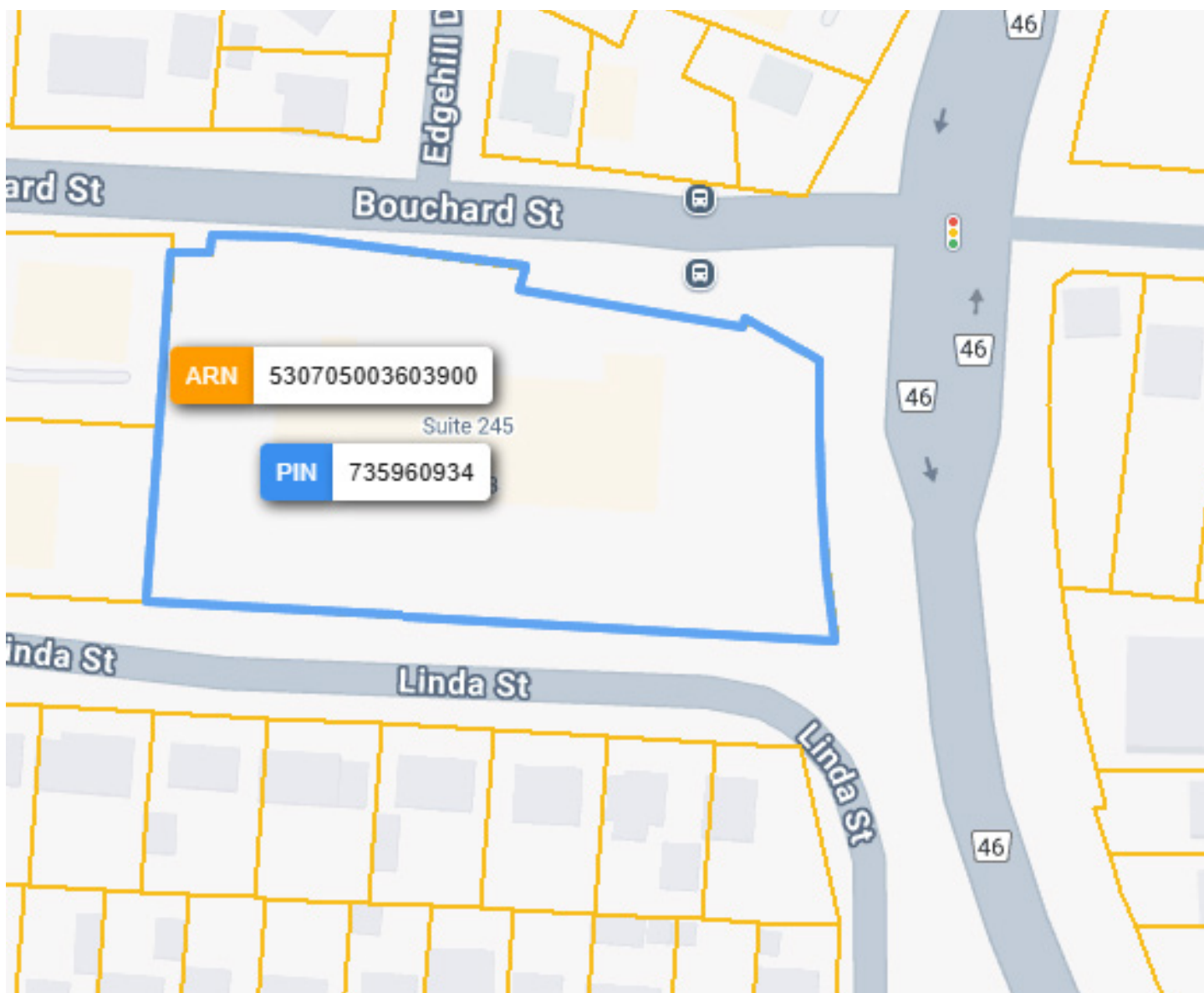


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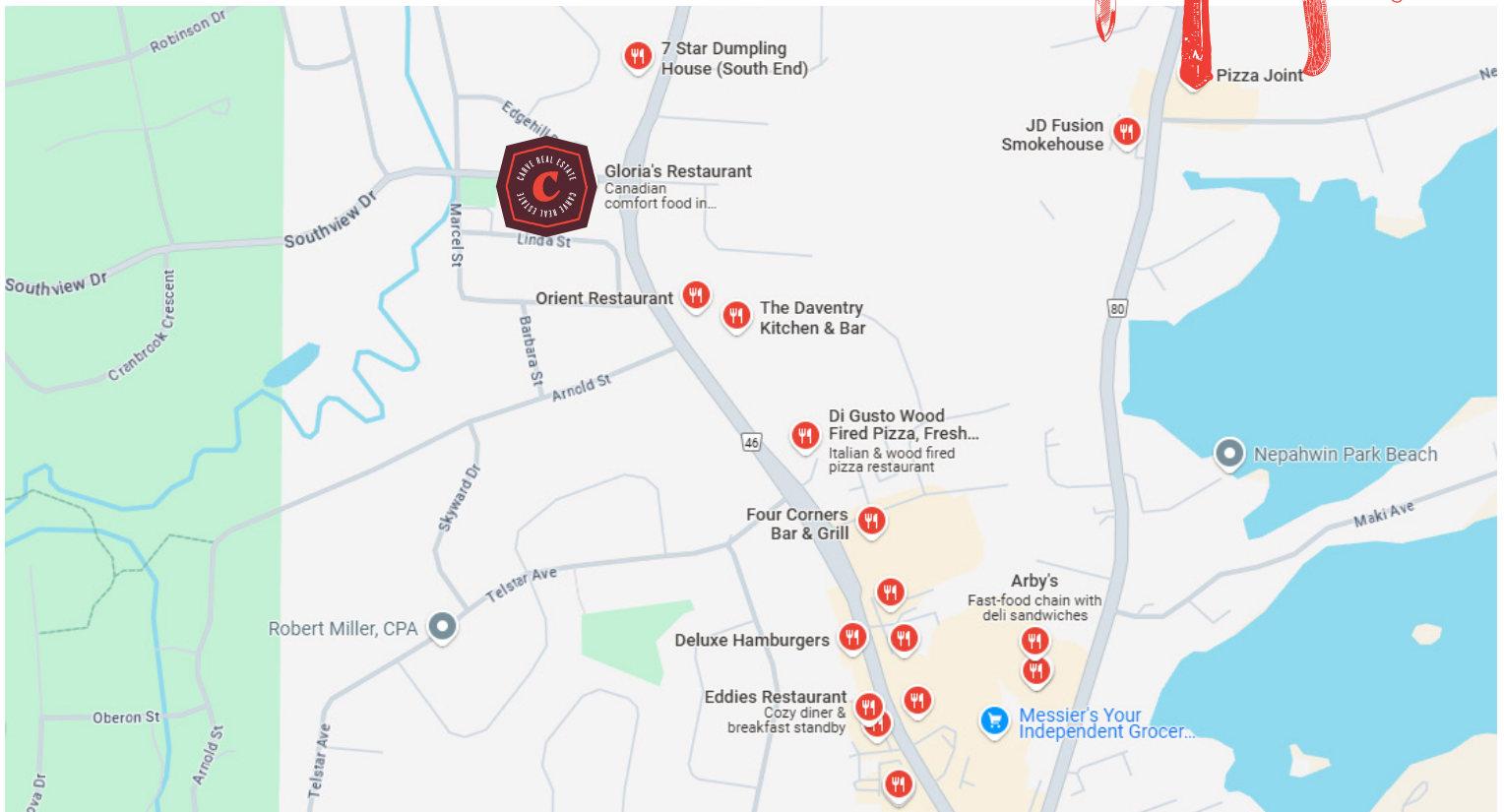


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BUILDING DETAILS

Excellent location on one of the main thoroughfares in all of Sudbury that directly connects the downtown core with both Highway 69 and the Trans Canada Highway. Regent Street is home to a number of busy plazas, car dealerships, restaurants, retail, offices, and more. On top of that there are residential neighbourhoods in every direction.

The plaza is home to a number of businesses and a great commercial mix. There are over 50 parking spaces and signage on the pylon, and on the north and east sides of the building.

Property Details: Concrete pad construction with no basement. The kitchen is very large with a back-to-back hood system that has a ton of equipment. In addition there is lots of prep area and space in the kitchen to handle the restaurant when it is at full capacity and turning over tables quickly. 3-phase 200-amp power service.

LOT SIZE

Frontage:

424.42 ft along Bouchard St

Depth:

Approximately 171.42 ft

Dimensions:

5.65 ft x 139.96 ft x 14.54 ft x
194.51 ft x 11.13 ft x 24.29 ft x
214.17 ft x 424.42 ft x 171.42 ft x
52.27 ft

Size:

85,540.71 ft² (1.964 ac)



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