



FOR SALE

19 AINSLIE ST N, CAMBRIDGE

\$79,000

\$700 Gross Rent

550 Sq Ft

Gourmet Grocery Store

MH FINE FOODS

MH Fine Foods is a popular gourmet grocery store specializing in great products from all over the world, including the Caribbean, Mediterranean, and beyond. There is also a wide selection of product made in-house and branded by the operator.

Popular with locals and situated in a cozy bright west facing unit in downtown Galt, one of Cambridge's lovely three historic centres. This unit is ideal for the use with zero wasted space. Please do not go direct or speak with staff or ownership.

Incredible lease rate of only \$700 gross rent including TMI with 5 + 5 years remaining. 550 sq ft layout makes it a one man show and very easy to operate and staff. 200-amp service and some cooking equipment with great frontage.

READY FOR SECONDS?

Call me to discuss this listing today.

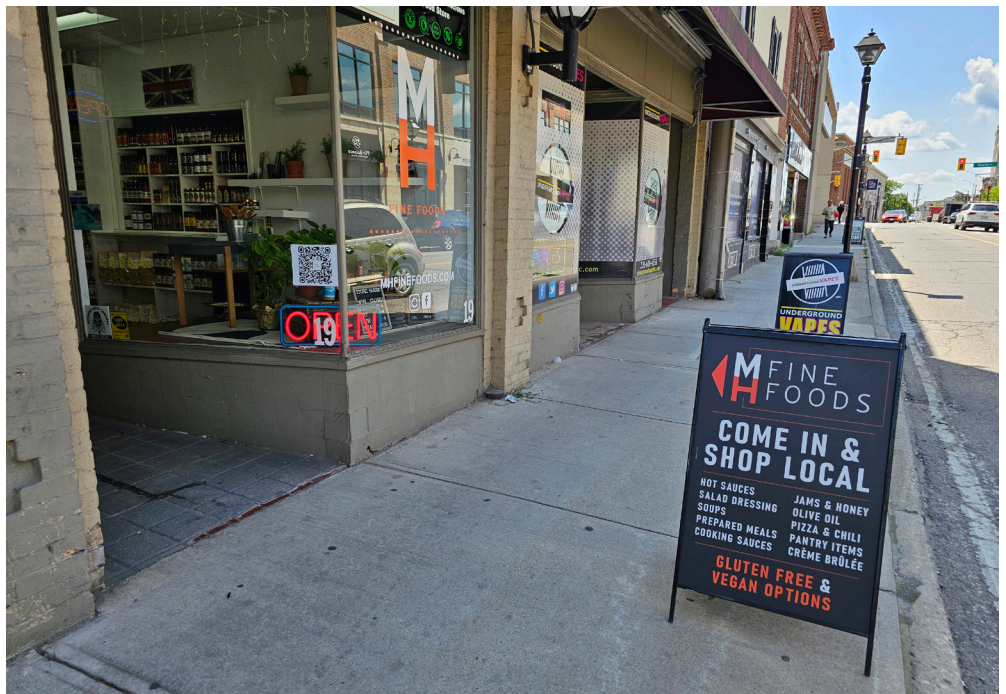
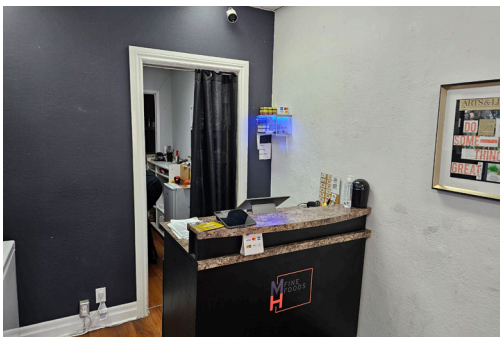
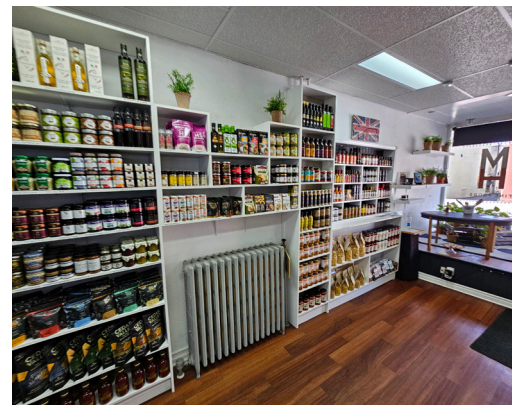


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carve REAL ESTATE



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OTHER LOCATIONS:



GREAT ESCAPE HOT TUB COMPANY

- Very consistent sales and cash flow
- 10,000 Sq Ft
- \$7,079 Gross Rent
- Great signage and lots of parking



FRESHII - SOUTH KITCHENER

- Very popular area & a hub for restaurants
- 1,137 Sq Ft
- \$6,460 Gross Rent
- Seating for 18 + 30



FRESHII- WATERLOO

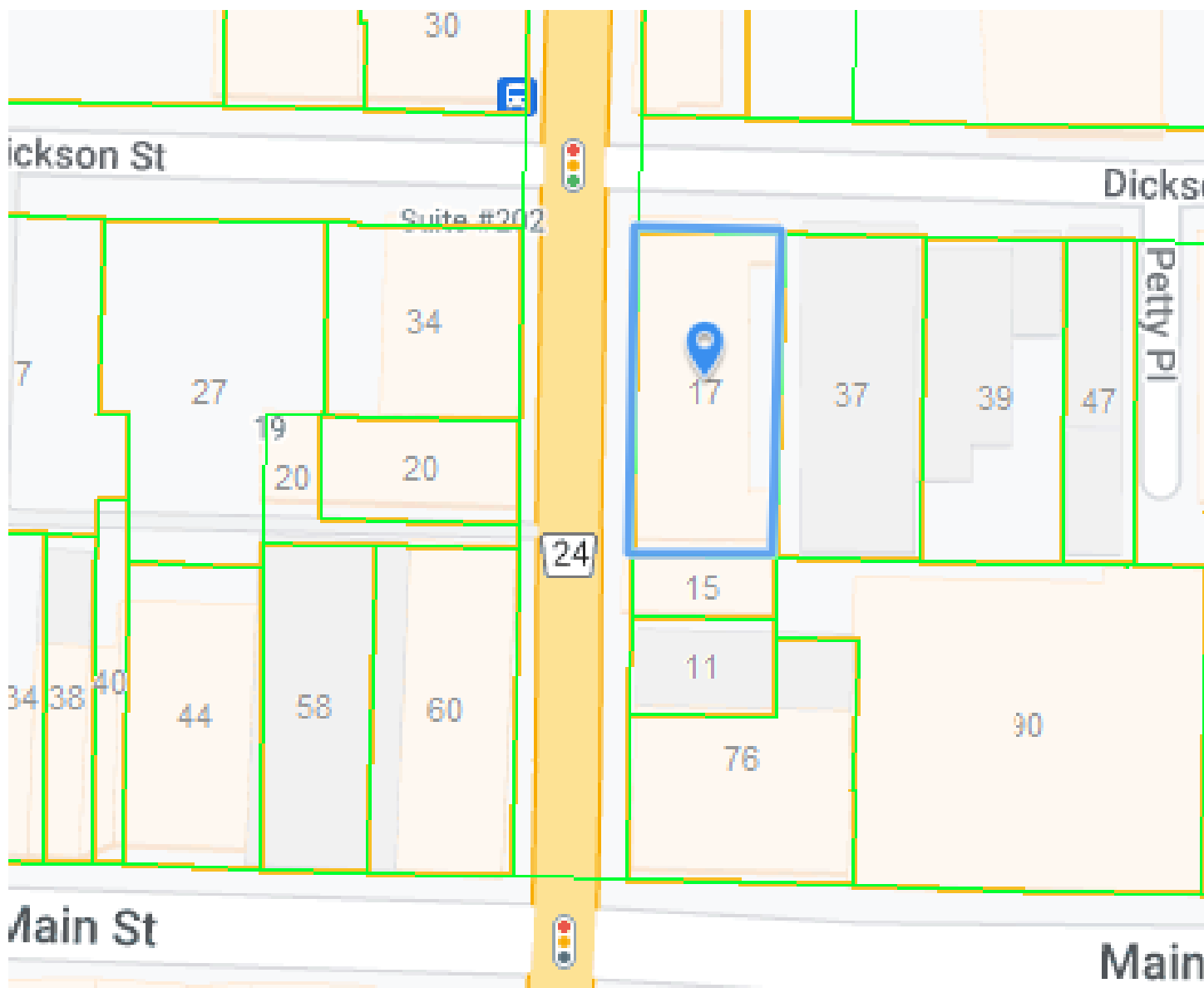
- Premium location in a retail hub
- 1,400 Sq Ft
- \$5,752 Gross Rent
- Seating for 24 + 6



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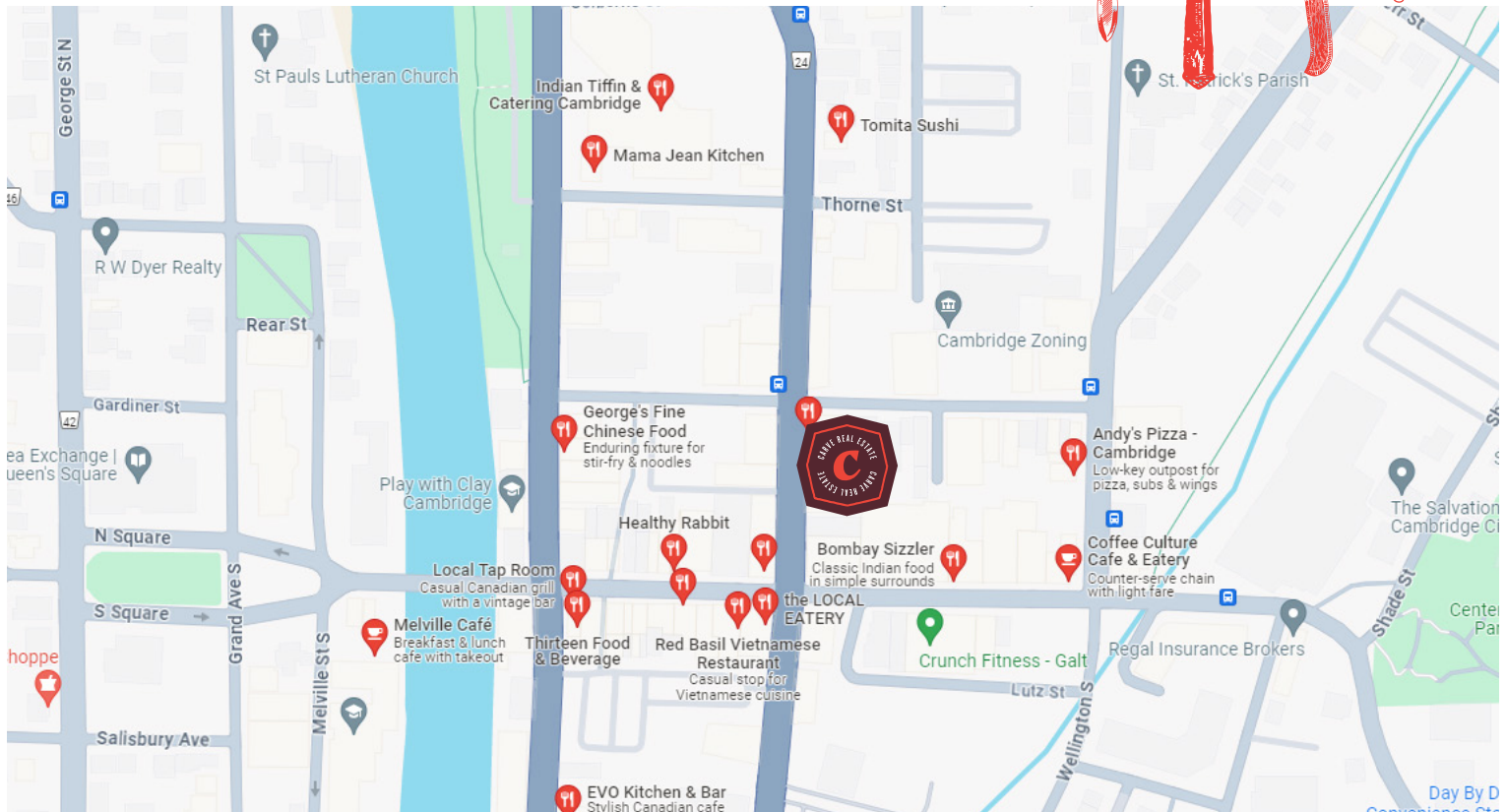
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BUILDING DETAILS

Galt is one of Cambridge's three historic centers and was once a village/small city in its own right. Along with Hespler and Preston it makes up Cambridge in its modern form. Each of the old towns have their own character, and Galt is easily the most beautiful and the most busy. Home to a number of great restaurants, businesses, and retail it is a destination and has tons of pedestrian traffic at all times of the year.

Property Details: This unit is ideal for a business like this as it is small and easy to manage with most of the 550 Sq Ft located in the front area where the goods are on display. Rear access that is ideal for delivery.

200-amp electrical power service and no restrictions on the lease for use. This unit can be converted into many different concepts.

LOT SIZE

Frontage:
148.17 ft along Ainslie St N

Depth:
Approximately 66.00 ft

Dimensions:
68.18 ft x 151.58 ft x 66.90 ft x 151.46 ft

Size:
10,225.70 ft² (0.235 ac)



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