

**FOR SALE**

**94 LAKESHORE RD E, MISSISSAUGA**

**\$99,000**

**Market Rent**

**380 Sq Ft**

**Licensed Restaurant**

## RAW AURA ORGANIC CUISINE

Beautiful restaurant in the heart of Port Credit on Lakeshore in Mississauga. Raw Aura Organic Cuisine has been a popular spot for years with a great history. Located on the sunny north side of Lakeshore with tons of foot traffic in this busy area.

Currently in a 5 year lease renewal. This is an excellent location for many different hospitality uses. Operating as a long standing restaurant and cafe, it is available for rebranding into a different concept, cuisine, or franchise.

Licensed for 20 plus 12 on the patio. Very easy to operate floor plan of only 380 Sq Ft. Please do not go directly or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.



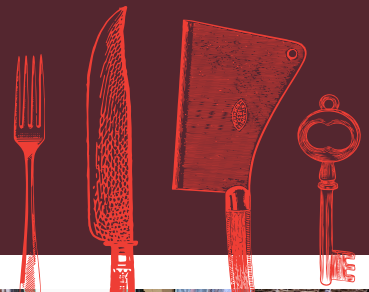
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This document is not meant to solicit existing listings. (12.2002)



# carve REAL ESTATE



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## MISSISSAUGA LISTINGS:



### CHURCH'S TEXAS CHICKEN

- Fried Chicken Franchise - QSR
- 3,100 Sq Ft
- \$11,770 Gross Rent
- Seating for 40 + 10 patio



### KATE'S TOWN TALK BAKERY

- Bakery & Cafe
- 900 Sq Ft
- \$4,390 Gross Rent
- Seating for 14



### HERITAGE FISH & CHIPS

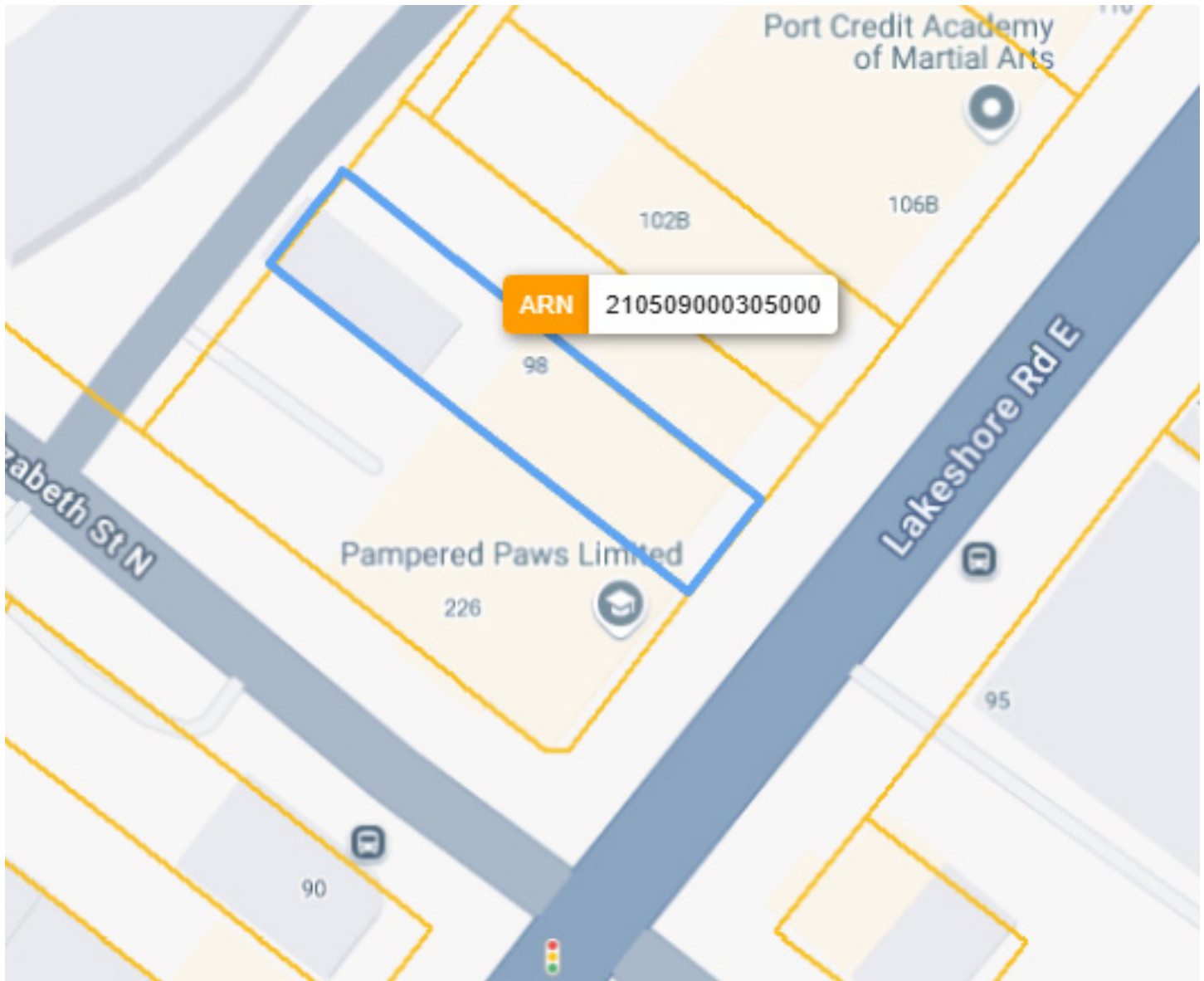
- Quick Service Restaurant (QSR)
- 1,650 Sq Ft
- \$6,500 Gross Rent
- Seating for 30



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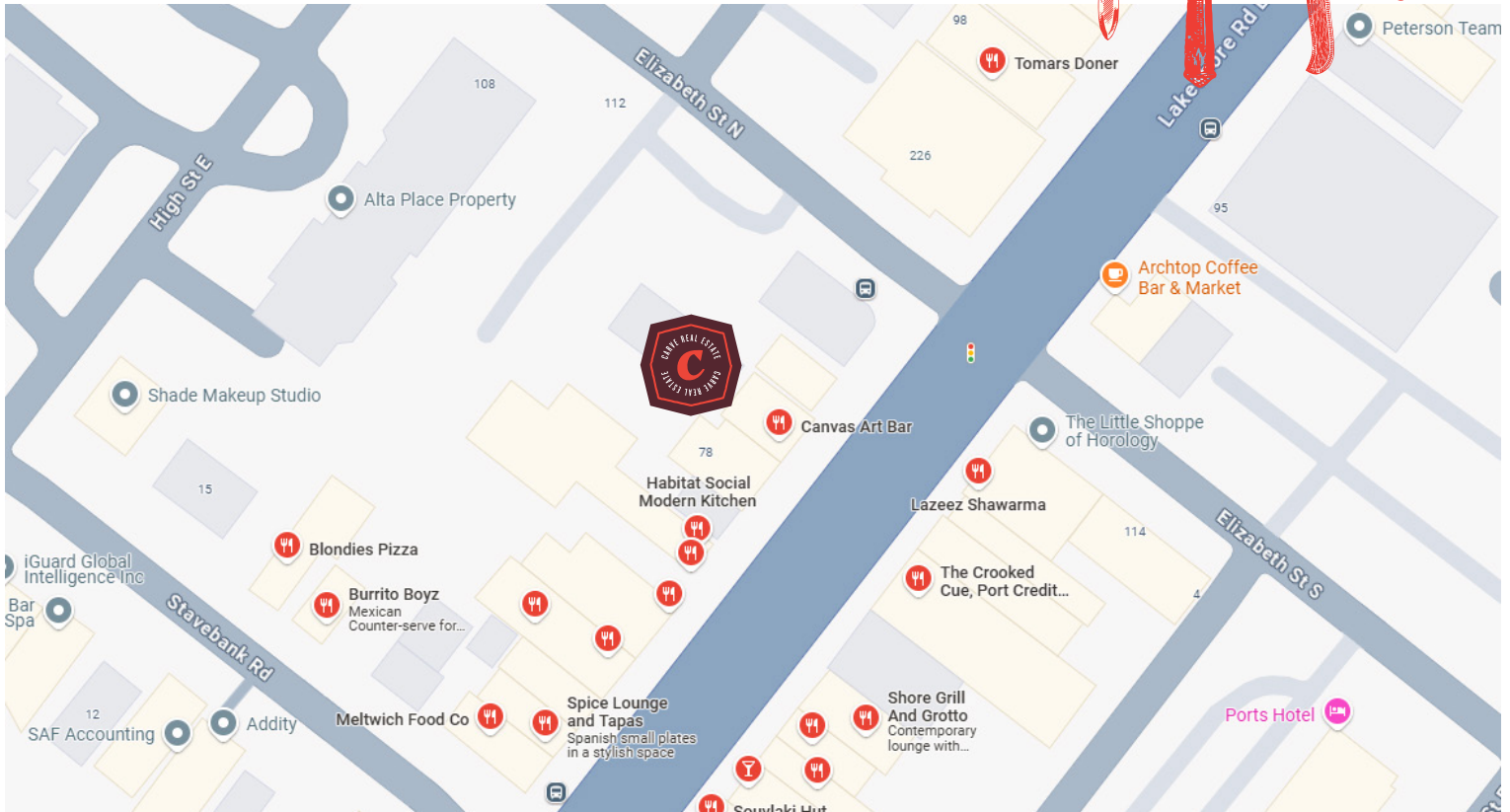
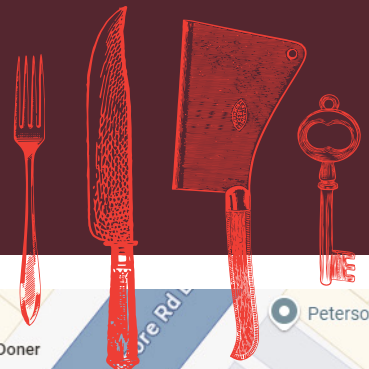


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## BUILDING DETAILS

Port Credit has long been the premier area of Mississauga's waterfront neighbourhoods. Boasting the mouth of the Credit River, waterfront parks, a harbour, festival space, and tons of excellent retail, this is the spot in this part of the GTA.

**Property Details:** This restaurant has excellent visibility and parking options. There is a ton of pedestrian traffic, and there are a number of AAA restaurants, shopping, and more within walking distance.

The unit is in great shape and it is ideal for dessert concepts, bakeries, cafes, and small quick service restaurants (QSR's).

### LOT SIZE

#### Frontage:

28.96 ft along Lakeshore Rd E

#### Depth:

Approximately 166.87 ft

#### Dimensions:

83.28 ft x 28.96 ft x 166.87 ft x  
29.11 ft x 83.64 ft

#### Size:

4,843.76 ft<sup>2</sup> (0.111 ac)



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