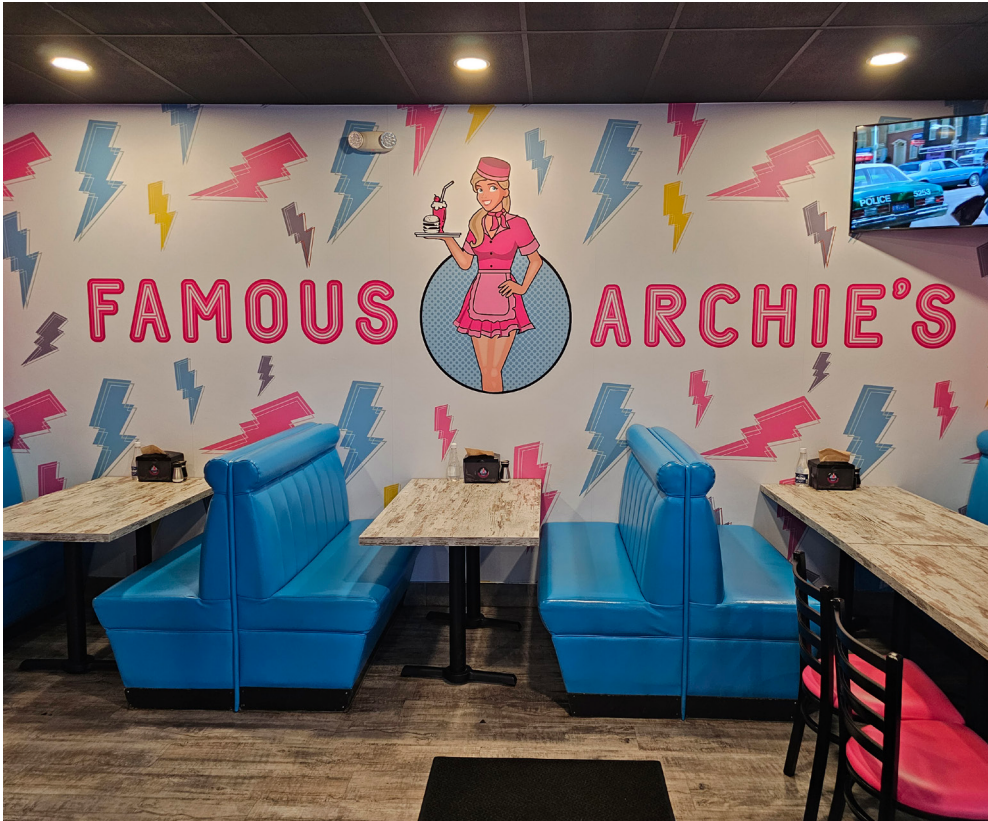




FOR SALE

425 WEST ST N, ORILLIA

\$499,000

\$3,186 Gross Rent

1,500 sq ft

Quick Service Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

FAMOUS ARCHIE'S

Famous Archie's is a thriving quick service restaurant in a prime Orillia location. Situated on a high-visibility corner in a popular plaza just off Highway 11 between Barrie and Muskoka, this business benefits from excellent traffic flow and a well-established customer base. Sales are well above average for a restaurant of this type and the concept has proven to be highly successful in this market.

The 1,500 square foot corner unit is designed with efficiency in mind, featuring seating for 45 guests and a large open-concept kitchen with a 14-foot commercial hood. The layout is easy to staff, making it ideal for both hands-on and hands-off ownership. The business is currently operated without day-to-day involvement, providing strong income for ownership.

Famous Archie's comes with training to ensure a smooth transition for new operators. The lease is excellent at \$3,186 gross per month including TMI, with three years remaining plus a five-year renewal option. This is a rare opportunity to acquire a high-performing restaurant in a sought-after location. Please do not go direct or speak to staff.



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OTHER LOCATIONS:



TAHINI'S

- QSR for Rebranding
- 1,631 Sq Ft
- \$6,700
- Seating for 30



DOWNTOWN HUNTSVILLE

- Licensed Restaurant with Patio
- 2,000 Sq Ft
- \$6,000 Gross Rent
- Licensed for 30 + 100 Patio



BAKER'S BENCH

- Bakery Cafe QSR
- 1,400 Sq Ft
- \$3,000 Net Rent
- Seating for 6 on Patio

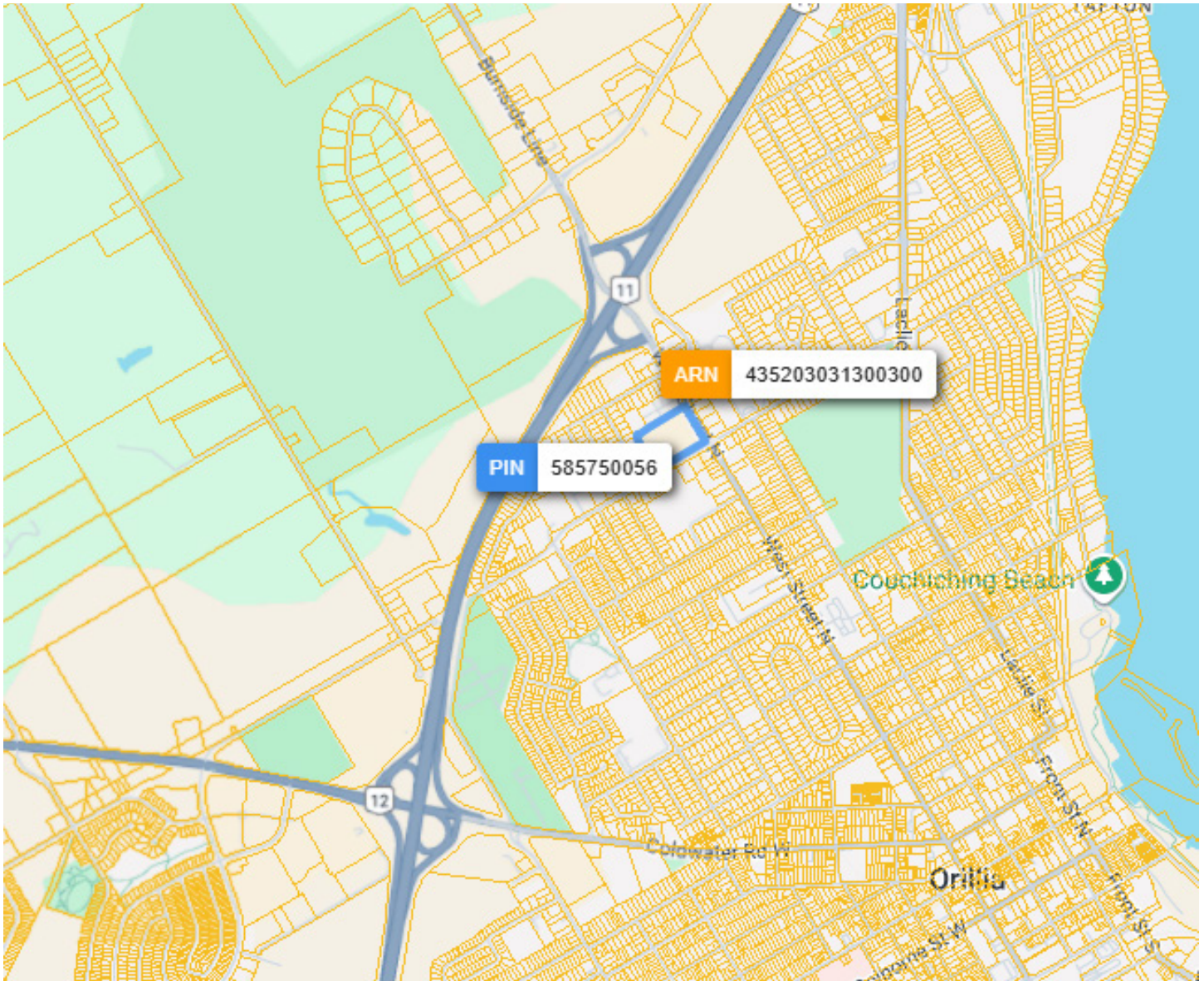


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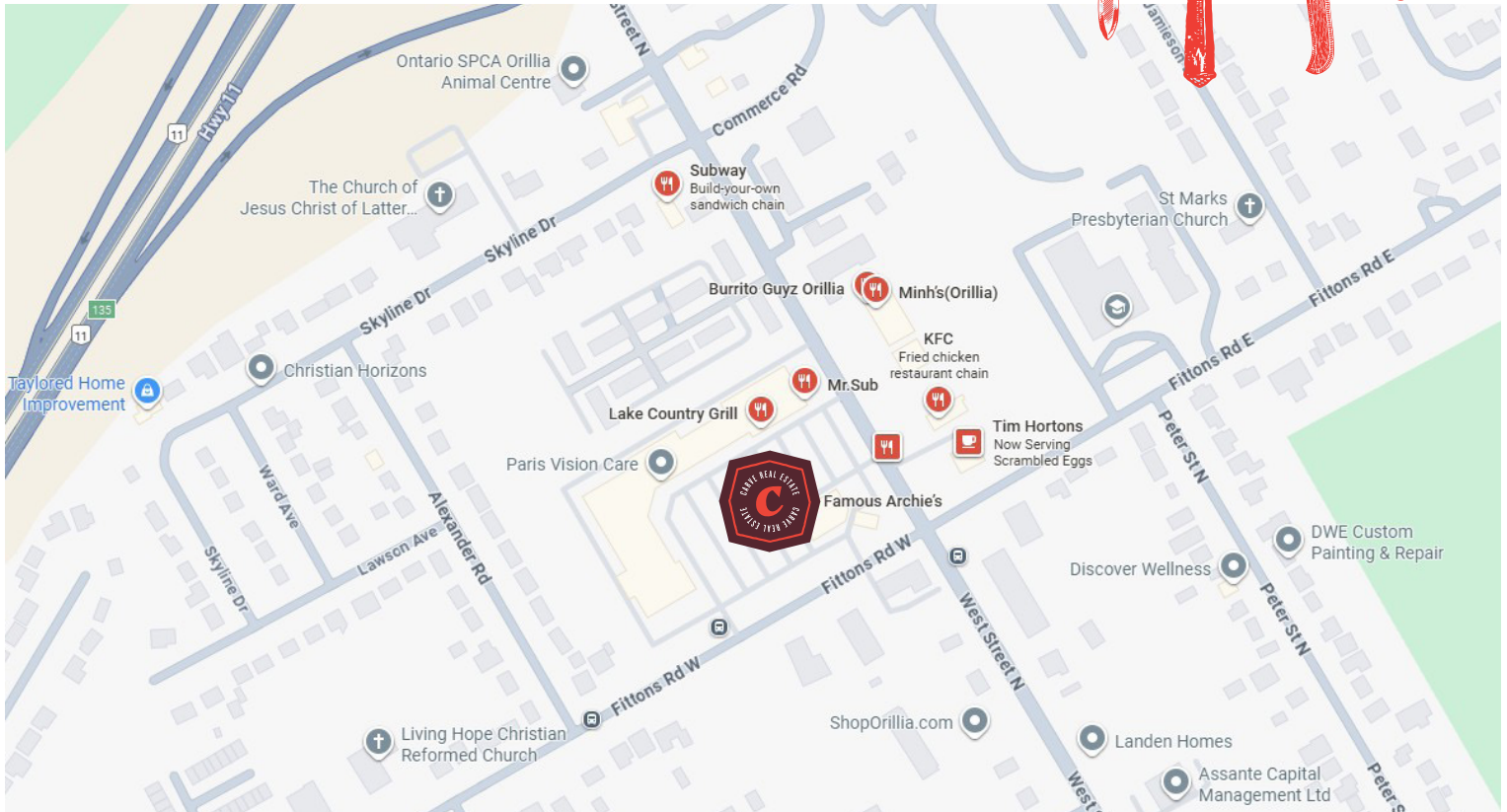


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BUILDING DETAILS

This restaurant is located in a popular plaza with an excellent tenant mix, directly off Highway 11. The plaza is a major stopping point for travelers heading north into the heart of Muskoka, giving the business outstanding exposure and a steady stream of customers. With parking for 75 vehicles, accessibility for guests is never an issue.

The unit offers a practical and efficient design, with three bathrooms, including two public and one staff, and is supported by 200-amp 3-phase power. Its layout is easy to operate, making it well-suited for a variety of concepts. Signage is highly visible with exposure on both the north and west sides of the building, ensuring strong visibility to passing traffic.

Property Details: Constructed on a concrete pad with a steel roof, the building is solid and low-maintenance. This is an excellent opportunity for hands-on ownership in a proven location with strong traffic and a mix of complementary businesses nearby.

LOT SIZE

Frontage:
497.16 ft along West St N

Depth:
Approximately 687.55 ft

Dimensions:
511.44 ft x 14.53 ft x 176.45 ft x
485.37 ft x 687.55 ft x 0.98 ft x
497.02 ft

Size:
340,914.24 ft² (7.826 ac)



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