



**FOR SALE**

**169 FRONT ST, STURGEON FALLS**

**\$1,999,000**

**Owner Operated +  
Income Property**

**28,237 Sq Ft**

**Multi Use Building**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## GERVAIS RESTAURANT & TAVERN BUILDING

Gervais Restaurant & Tavern is a substantial multi-use property located in the heart of downtown Sturgeon Falls. This impressive commercial and residential complex totals 28,237 sq ft and includes three separate restaurants, three commercial retail units, and sixteen residential apartments. All restaurant businesses are owner-operated and include Gervais Restaurant, Gervais Tavern, and a Country Style location, creating a well-established and diversified income stream.

Gervais Restaurant is one of the busiest dining destinations in town, serving popular North American and Chinese cuisine. Gervais Tavern operates as a classic neighbourhood pub complete with pool tables, while the Country Style—no longer paying royalties—remains a central meeting spot for the community's coffee drinkers. A massive shared kitchen services all three restaurants and features four hood systems totaling 42 ft (16 + 16 + 6 + 4), three walk-ins, and even a drive-thru window. The combined liquor license covers an impressive capacity of 441.

The three commercial units and all residential apartments are fully tenanted and generating rental income, offering strong stability for ownership. With its scale, location, and diversified revenue, this property presents an exceptional opportunity for both continued operation and future redevelopment potential. Please do not go direct or speak to staff.

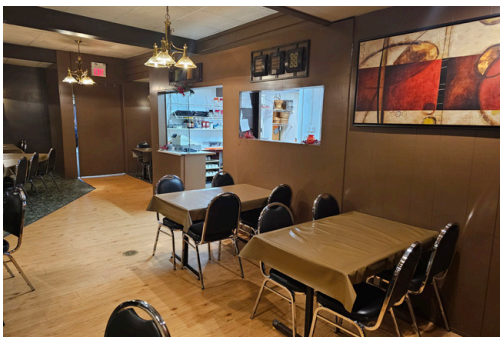


**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverealestate.com  
carverealestate.com

**LES MILBORN, Sales Representative**  
416-848-1166  
les@carverealestate.com  
carverealestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
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## OTHER LISTINGS:



### 1886 LAKE HOUSE BISTRO

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



### REBRANDING OPPORTUNITY

- Located in picturesque Huntsville
- 2,000 Sq Ft
- \$6,000 Gross Rent
- Licensed for 30 + 100 Patio



### HONEY HARBOUR GENERAL

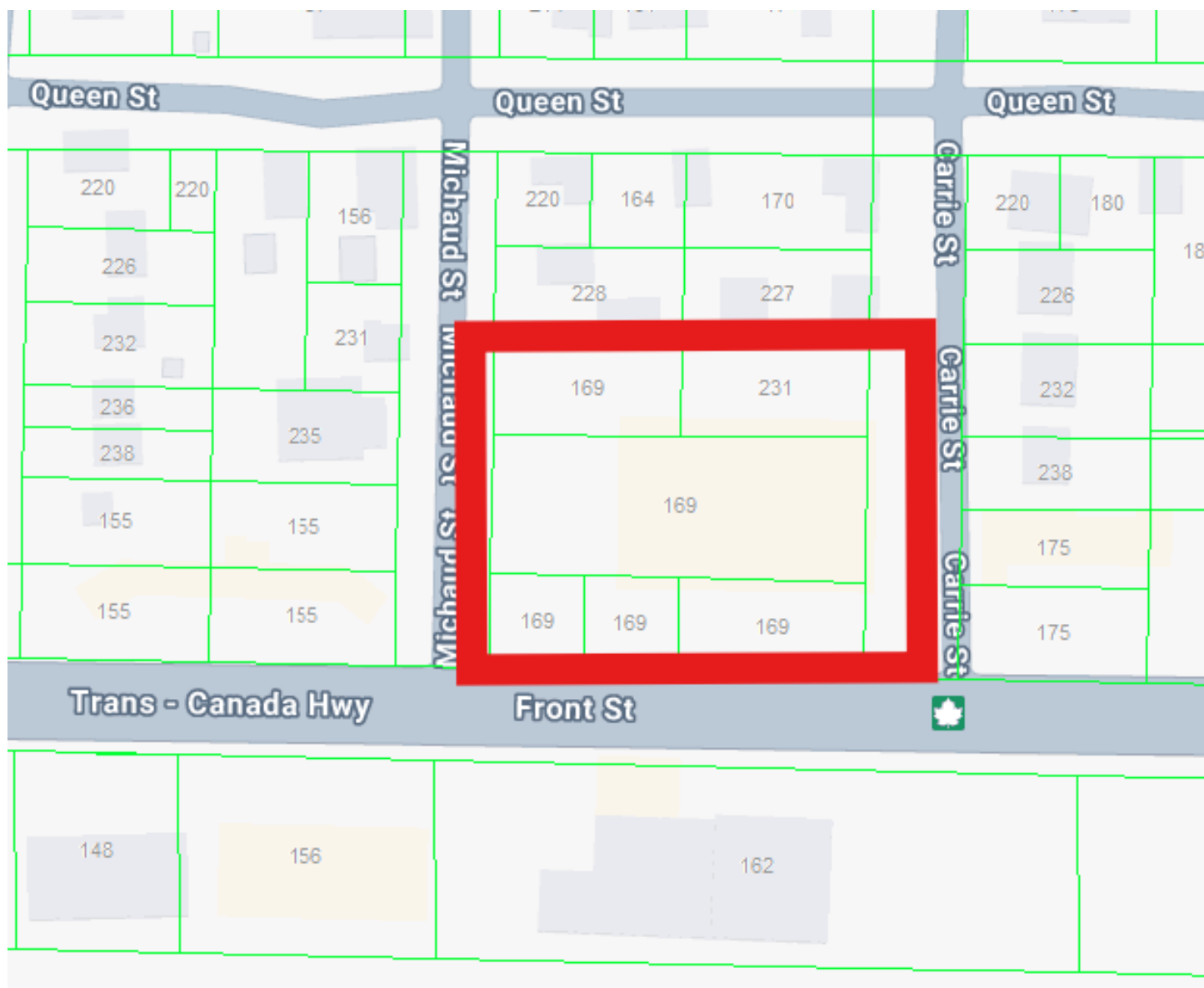
- Supermarket - Supplies - Restaurant
- 10,000 Sq Ft
- Impressive sales and profit margins
- Seating for 10 + 20 Patio



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## BUILDING DETAILS

This property features a massive 28,237 sq ft mixed-use commercial building anchored by three established restaurants on the main floor. These dining operations are built around a huge central kitchen capable of efficiently servicing all three concepts. With 400-amp, 3-phase power, the building has the electrical capacity required for high-volume culinary and operational demands. A former drive-thru window at the rear of the building remains in place and can be reactivated if desired.

The site is highly visible, offering extensive signage opportunities including a large hanging restaurant sign and pylon signage. With 65 parking spaces, the property can comfortably support both restaurant traffic and the needs of commercial tenants. Positioned directly on Main Street—locally known as the Trans-Canada Highway—the location benefits from constant exposure to both local residents and those traveling through the region.

Sitting on a 1.185-acre lot, the property offers outstanding redevelopment potential while maintaining strong existing income. All residential units are located on the second floor of the main building, and an additional standalone residential home on the property is fully tenanted. This is a rare opportunity to acquire a large, income-producing mixed-use asset with significant future upside.

### LOT SIZE

#### Frontage:

131.75 ft along Front St

#### Depth:

Approximately 65.85 ft

#### Dimensions:

131.75 ft x 65.85 ft x 131.75 ft x 65.85 ft

#### Size:

8,664.94 ft<sup>2</sup> (0.199 ac)



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