



**FOR SALE**

**220 RIVERVIEW DR, GUELPH**

**\$499,000**

**\$10,500 Gross Rent**

**7,000 Sq Ft**

**Licensed Restaurant + Patio**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## TRU'S GRILL HOUSE

Gorgeous and long-standing steakhouse facing the Thames River in downtown Chatham. Tru's Grill House has been operating since 2008 and has built a loyal following with excellent sales and strong community recognition. Impressive 7,000 Sq Ft layout licensed for 285 inside plus an additional 90 seats across two patios. Established destination restaurant with tremendous visibility, signage, and parking for approximately 100 vehicles.

Large production kitchen designed for serious volume with a 16-ft commercial hood and 3 walk-ins (2 + 1). The restaurant is fully equipped and ideal for continued steakhouse operations, hospitality groups, event-driven dining, or conversion into a different concept, cuisine, or franchise. Excellent opportunity for experienced operators looking for a high-capacity turnkey hospitality business in Southwestern Ontario.

Long-term attractive lease of \$10,500 Gross Rent to be provided to new operators with a 5 + 5 + 5 year term. Boasts excellent sales with income for ownership and is available for rebranding into a different concept, cuisine, or franchise, or with training to continue operating as-is. Please do not go direct or speak to staff or ownership.



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

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

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

# carve REAL ESTATE



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

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).



## OTHER LOCATIONS:



### 93 MAIN ST E

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



### PARADISO

- Restaurant
- 4,200 Sq Ft
- \$11,283 Gross Rent
- Licensed for 160 + 67 Patio



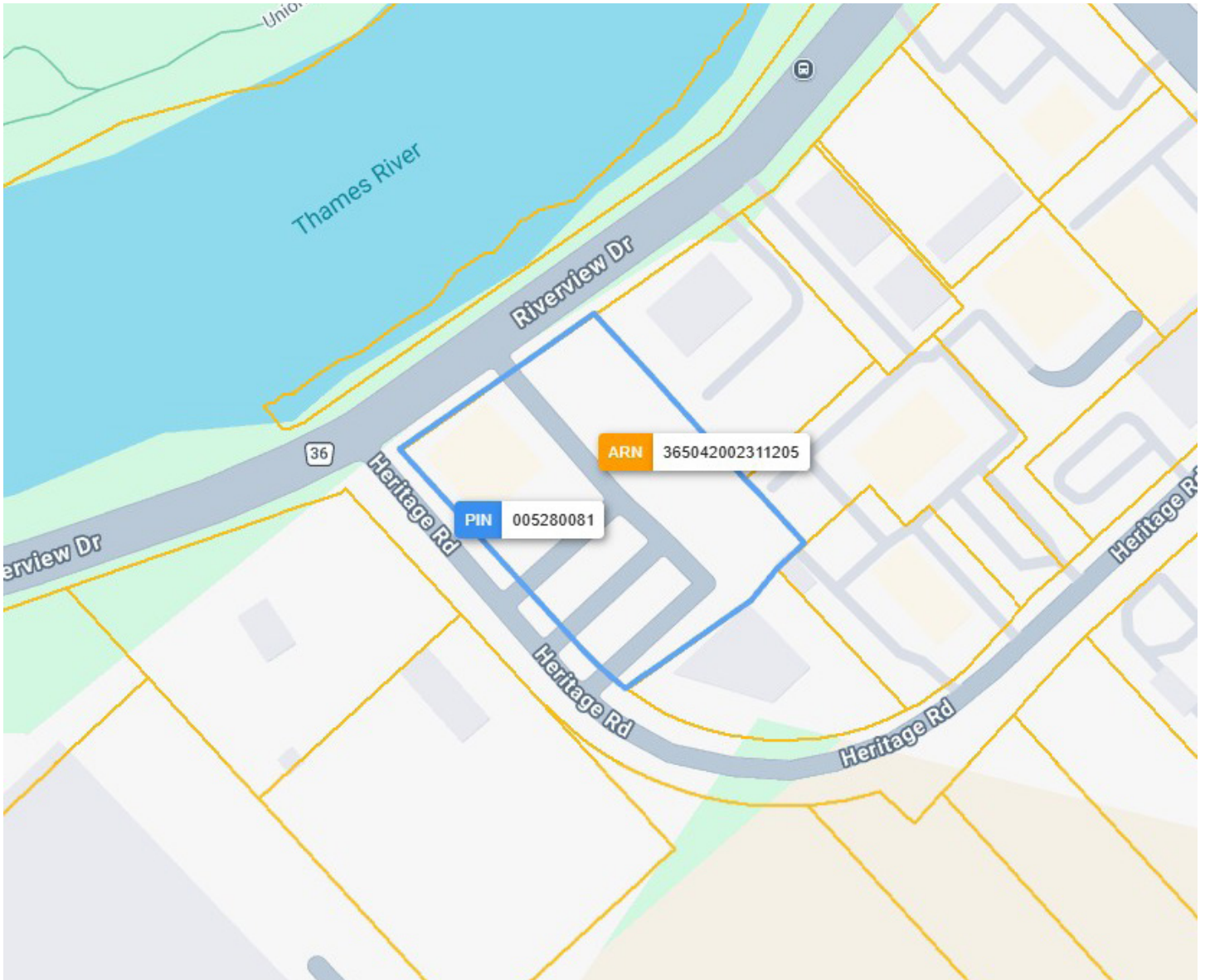
### LONDON DISCREET HIGH END RESTAURANT

- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$13,396 Gross Rent
- Licensed for 122 + 40 Patio



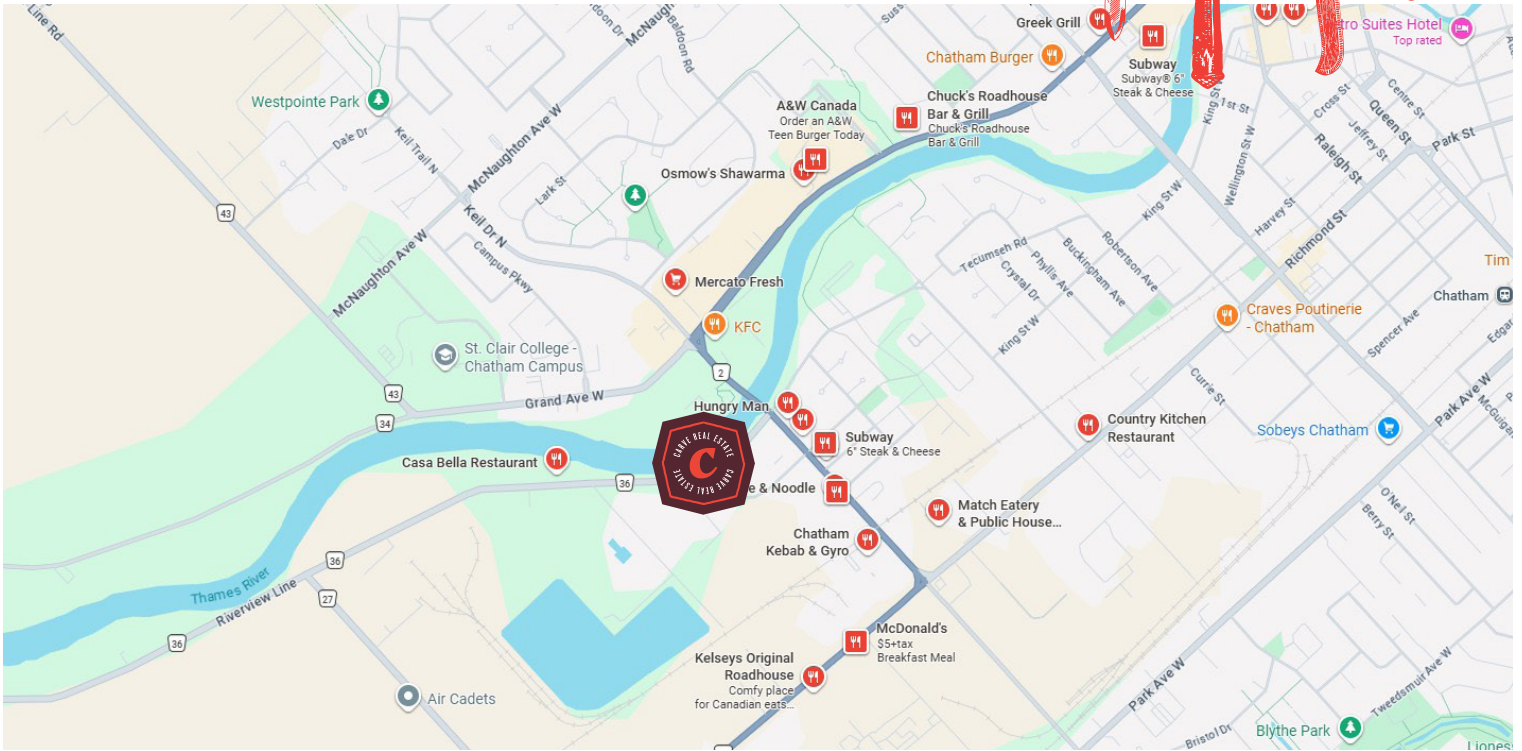
**RYAN EARL, Broker and Founder**  
416-618-0054 | ryan@carverestate.com  
carverestate.com

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).



**RYAN EARL, Broker and Founder**  
416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://carverestate.com)

Royal LePage® Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).



## BUILDING DETAILS

Excellent downtown Chatham location facing the Thames River with outstanding visibility, signage, and easy access from across the city and surrounding area. Tons of on-site parking and a prominent standalone presence make this one of the best restaurant locations in the market.

Flexible 7,000 Sq Ft layout ideal for many different concepts including upscale casual dining, sports bar, pub, franchise, banquet, or event-driven hospitality operations. Two patios overlooking the riverfront add tremendous seasonal appeal and revenue potential.

Equipped with 200-amp power, major kitchen infrastructure, and extensive prep and storage areas. Concrete pad construction with no basement to worry about plus a brand new long-term lease being offered to incoming operators. Rare high-capacity restaurant opportunity with tremendous operational flexibility and growth potential.

### LOT SIZE

**Frontage:**

239.00 ft along Riverview Dr

**Depth:**

Approximately 421.1 ft

**Dimensions:**

154.44 ft x 78.98 ft x 313.69 ft x  
239.83 ft x 275.63 ft x 55.51 ft

**Perimeter:**

1,115.49 ft

**Size:**

77,500.08 ft<sup>2</sup> (1.779 ac)

**Lot Measurement Accuracy:**

LOW



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

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

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