



**FOR SALE**

**14 SYDENHAM STREET, FLESHERTON**

**\$179,000**

**\$4,800 Gross Rent**

**1,750 Sq Ft**

**Licensed Restaurant**

## REBRANDING OPPORTUNITY

With a beautiful and functional build out in the heart of the Grey Highlands, this turnkey restaurant represents an outstanding opportunity for rebranding. The prime location attracts both locals and out of town guests, with the warmer months bringing lots of additional foot traffic due to its proximity to Beaver Valley Ski Club, Blue Mountain and Owen Sound. This well laid out space has been thoughtfully decorated, creating a welcoming atmosphere for guests.

Featuring a 5ft. hood and a number of fridges and freezers, a new operator will be well served by the high end appliances and fixtures, while the additional room in the basement provides for both storage and preparation.

A generous 1,750 sq. ft of space, and an excellent landlord offering a new lease with 5+5 term. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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This document is not meant to solicit existing listings. (12.2002).

# carve REAL ESTATE



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## OTHER LOCATIONS:



### PHIL'S PUB & EATERY

- Licensed Restaurant & Bar
- 3,500 Sq Ft
- \$5,038 Gross Rent
- Licensed for 173 + 30 Patio



### SLICE OF MUSKOKA

- Bakery - Cafe - QSR
- 1,350 Sq Ft
- \$2,800 Gross Rent
- Seating for 24 + 20 on Patio



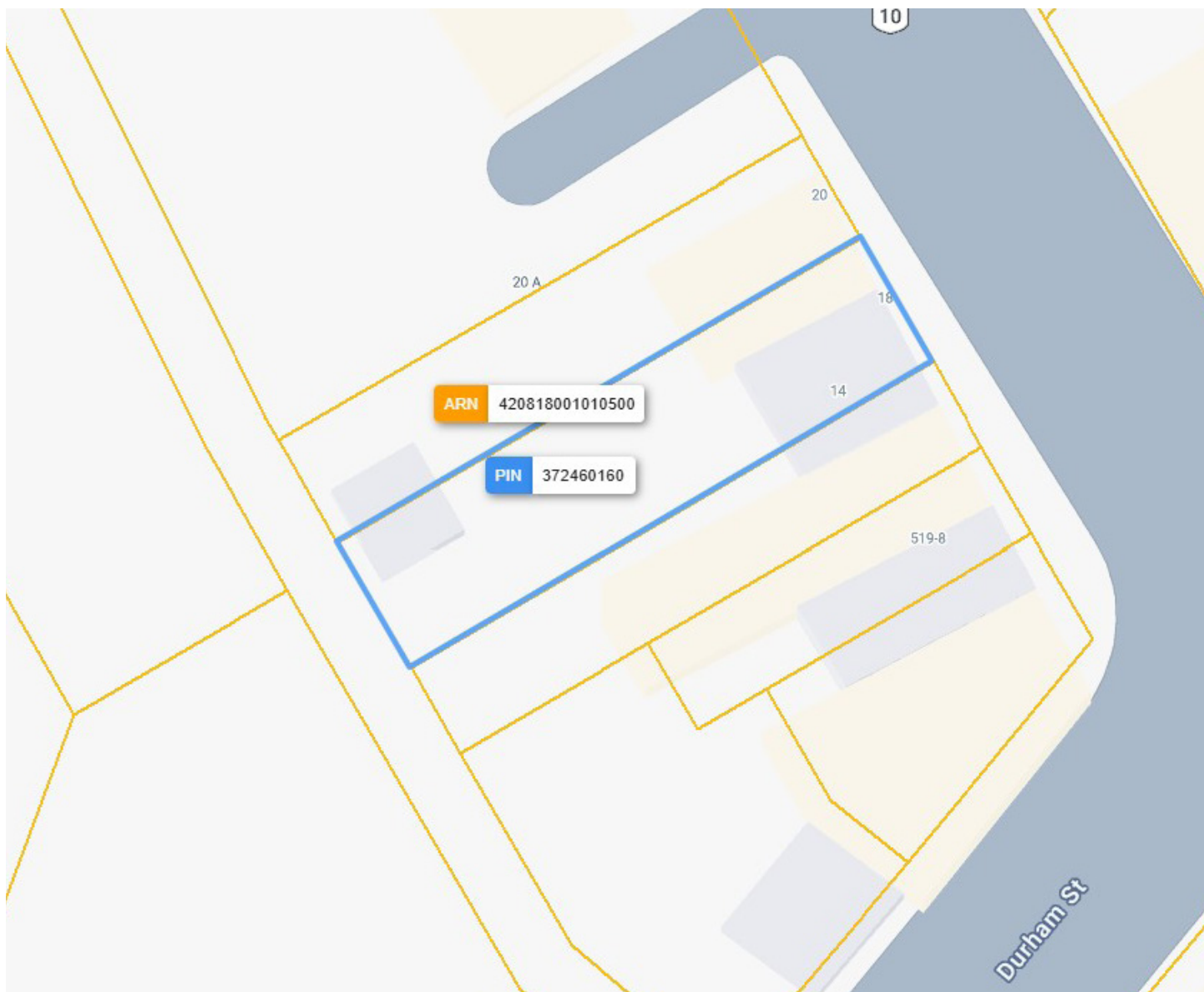
### PHIL'S FAMILY RESTAURANT

- Licensed Restaurant & Bar
- 3,500 Sq Ft
- \$5,038 Gross Rent
- Licensed for 173 + 30 Patio



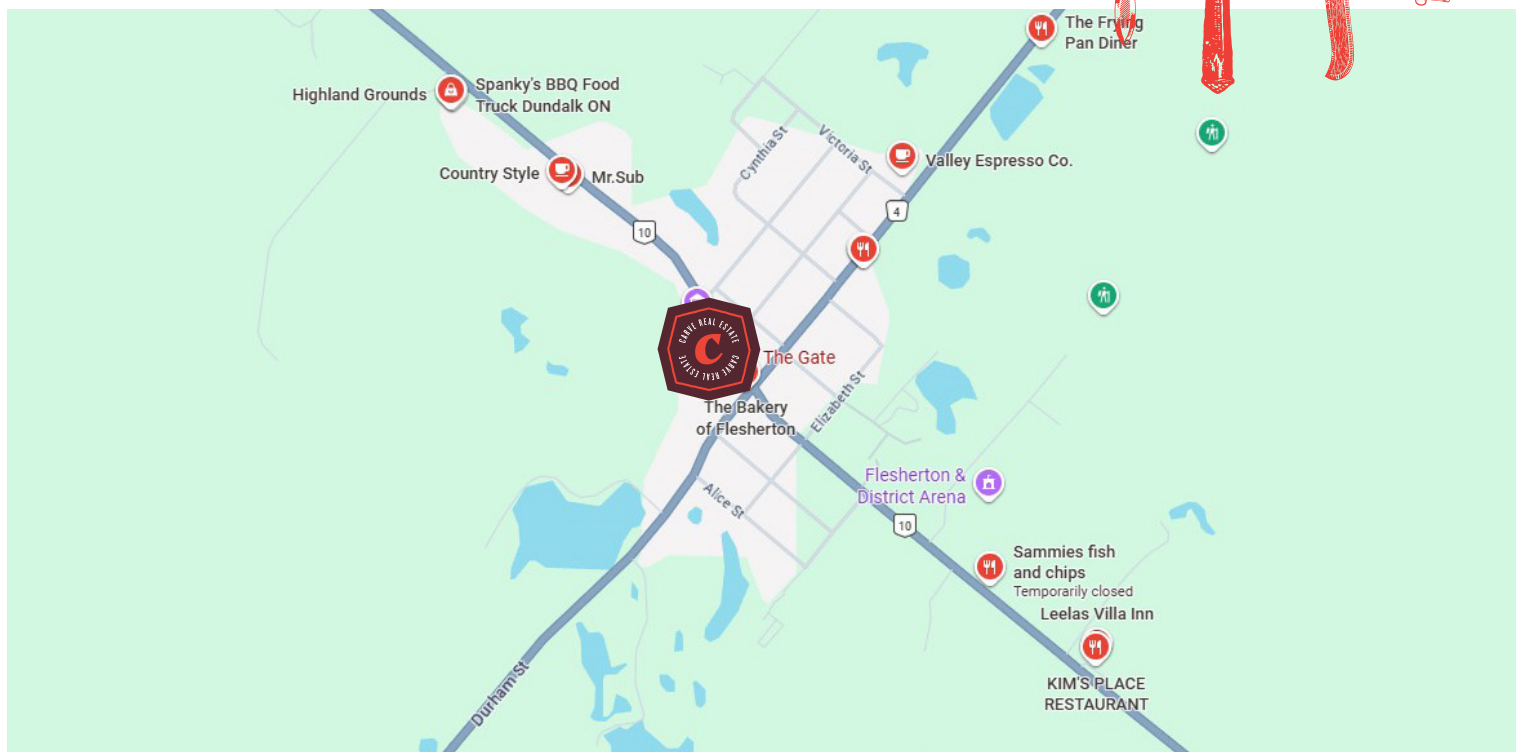
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## BUILDING DETAILS

Flesheron offers restaurant owners a high-traffic destination, positioned as a hub for tourism in Grey Highlands. Its benefits include a growing reputation for top-tier cuisine, a charming “walking village” environment, and a steady flow of travelers from nearby GTA, Guelph, and KW areas seeking unique culinary experiences.

Set in a charming brick façade building, the space offers a versatile layout that can accommodate a variety of cuisines and concepts, with the current configuration having the bar and main dining area as the focal points, while the rear area has a more relaxed atmosphere.

Extensive updates have been done throughout the unit including plumbing and electrical. Current service is 200-amp, with a second panel already in place offering an budget-friendly upgrade to 400-amp service.

### LOT SIZE

**Frontage:**

33.00 ft along Sydenham St

**Depth:**

Approximately 95.00 ft

**Dimensions:**

148.50 ft x 35.62 ft x 148.50 ft x 35.01 ft

**Perimeter:**

367.45 ft

**Size:**

5,242.02 ft<sup>2</sup>

**Lot Measurement Accuracy:**

LOW



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