



FOR LEASE

174 MAIN ST E, NORTH BAY

New Development

NEW LICENSED RESTAURANT

\$14,000 Net Rent

Prime downtown North Bay commercial leasing opportunity beside the Capitol Centre in one of the city's most prominent redevelopment and hospitality opportunities. This purpose-built building has been designed and permitted specifically for restaurant use and is available as an open vanilla shell ready for customization. Ideal for a restaurant, lounge, hospitality concept, or other approved commercial use, this is a rare opportunity to create a flagship operation from the ground up in a premium Main Street location.

3,700 Sq Ft

Offering approximately 3,600–3,800 Sq Ft above grade plus an additional 2,000–2,200 Sq Ft basement area for support, storage, production, or back-of-house use, the property provides exceptional flexibility. Major structural planning and opening work has already been completed with permits approved for restaurant and hotel accommodation use, while plans can be revised to suit a tenant's specific operational needs and vision.

Restaurant Opportunity

Lease rate of \$14,000 Net Rent plus TMI estimated at approximately \$6.50 per Sq Ft for the entire building with preferred lease terms of 5–10 years and longer commitments considered for build-to-suit opportunities. Includes 3 dedicated parking spaces, an exceptionally rare downtown feature, with flexibility for phased fit-ups, vanilla shell delivery, or customized build-outs for qualified long-term tenants. There are also permits in place for a patio deck. All construction is subject to permit revisions, municipal approvals, building code, and fire code.

READY FOR SECONDS?

Call me to discuss this listing today.

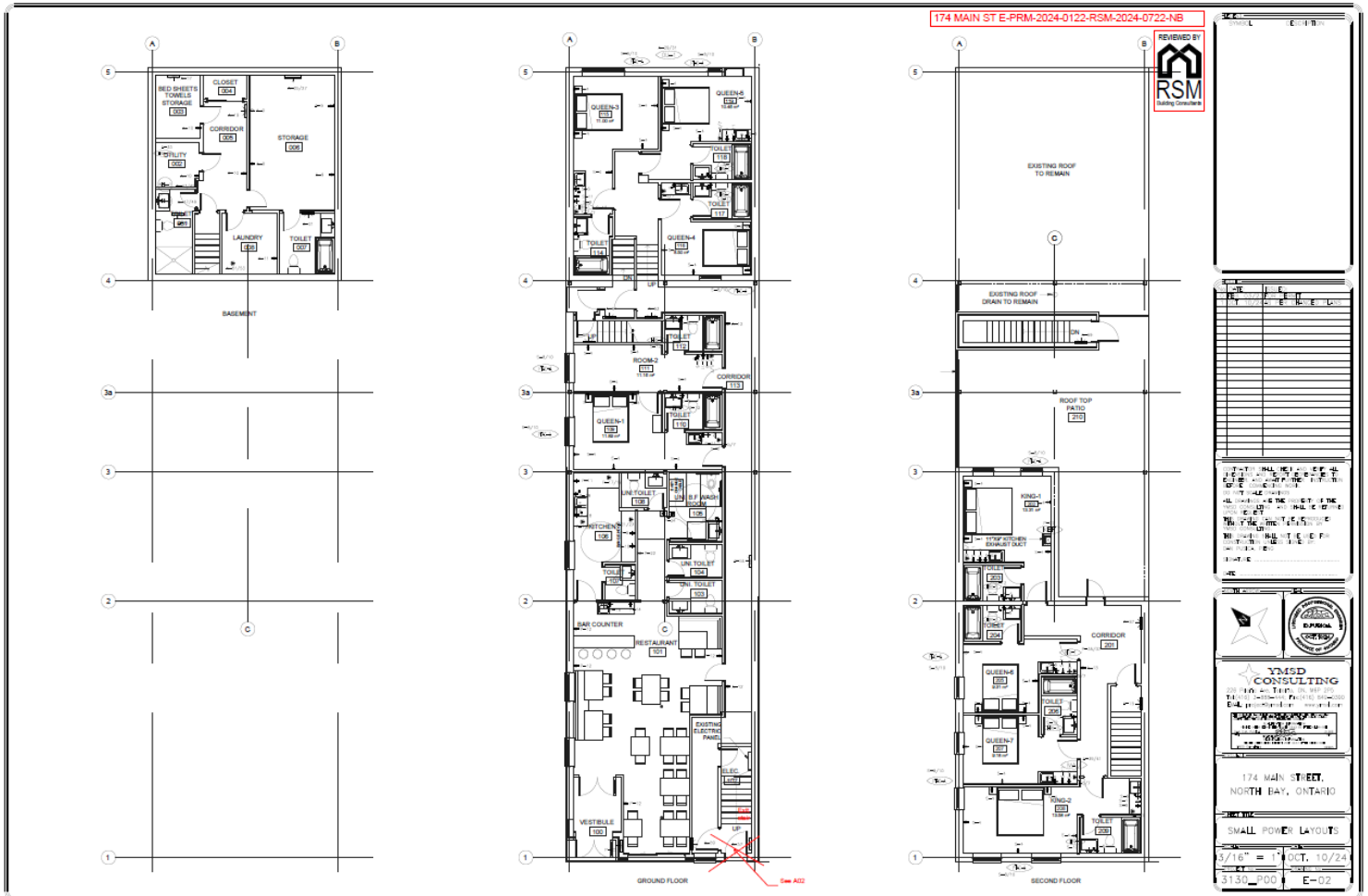


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OTHER LOCATIONS:



752 QUEEN ST E

- Quick Service Restaurant QSR
- 750 Sq Ft
- \$2,900 Gross Rent
- Prime leasing opportunity in a high-traffic plaza



ST DAVE'S DINER

- Diner Restaurant
- 3,500 Sq Ft
- \$6,548 Gross Rent
- Seating for 60



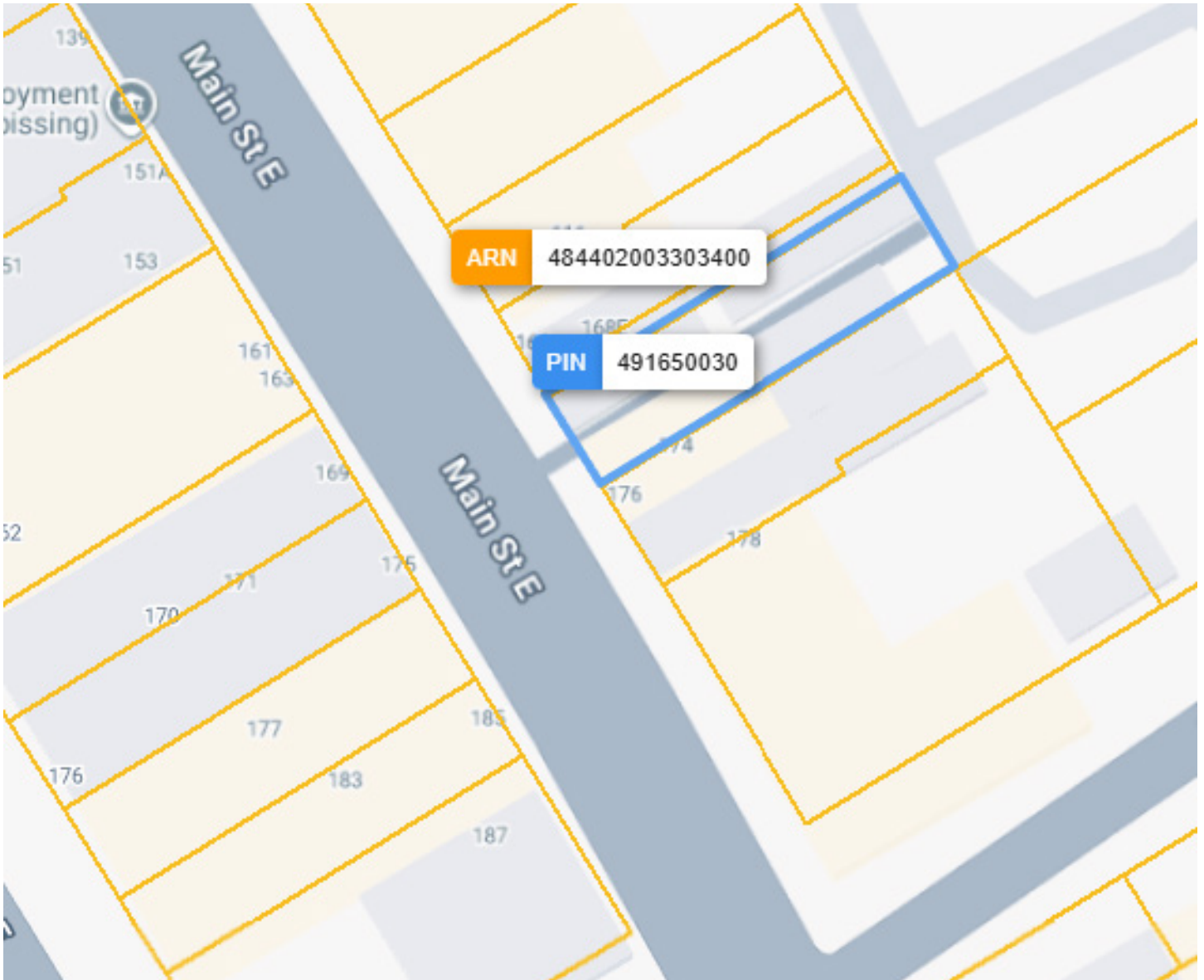
THE GATE

- Licensed Restaurant
- 1,750 Sq Ft
- \$4,800 Gross Rent
- Seating for 44



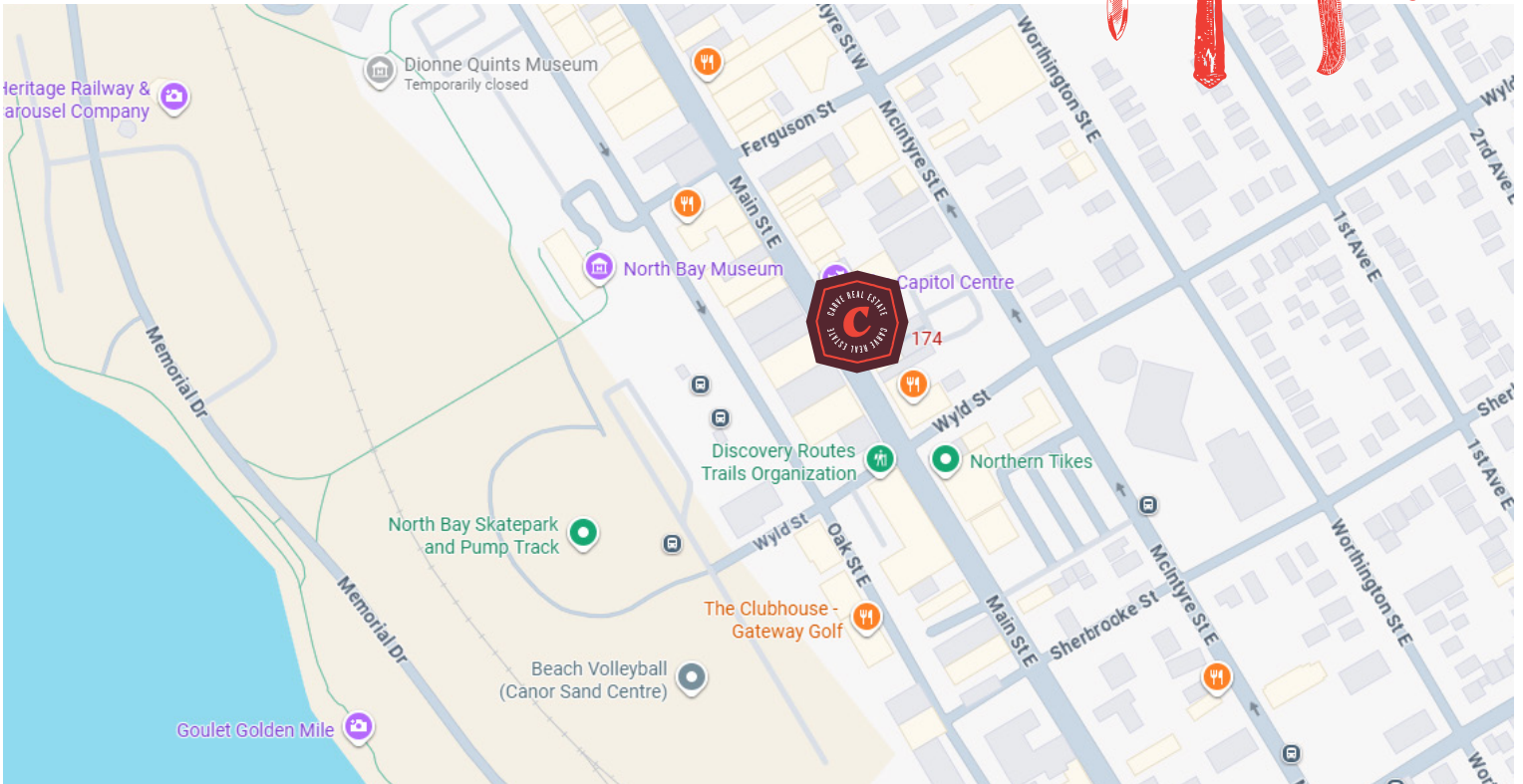
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BUILDING DETAILS

Located directly on Main Street East in the heart of downtown North Bay and immediately beside the Capitol Centre, this property benefits from event-driven foot traffic and strong visibility in one of the city's central commercial districts. The combination of a downtown setting and substantial adjacent parking creates a rare opportunity for operators seeking exposure with practical day-to-day convenience.

The open-shell strategy allows tenants to create a completely customized layout without the cost and inefficiency of demolishing a previous buildout. Flexible use potential supports restaurant and hospitality concepts, medical and clinic users, professional offices, financial services, retail, institutional users, and showroom concepts. The second floor can accommodate private dining, office space, treatment rooms, staff areas, suites, or additional support functions subject to approvals.

Extensive structural planning has already been completed with revised plans incorporating beam systems, roof framing, kitchen exhaust planning, and rooftop patio considerations including occupancy provisions. Basement layouts may also be revised to incorporate a commercial kitchen setup, potentially leaving the upper levels dedicated almost entirely to guest seating, bar service, and revenue-generating space.

LOT SIZE

Frontage:

27.08 ft along Main St E

Depth:

Approximately 132.00 ft

Dimensions:

131.74 ft x 32.94 ft x 131.74 ft x 32.93 ft

Size:

4,337.85 ft² (0.100 ac)

Perimeter:

328.08 ft

Lot Measurement Accuracy:

LOW



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