



FOR SALE

1287 MADISON ST, SEVERN

\$299,000

\$857 Gross Rent

1,500 Sq Ft

Licensed Restaurant with Patio

CAPTAINS GRILL DINER

The very popular Captain's Grill Diner of Severn is a classic and longstanding restaurant in a truly unique location just off Highway 11 at the gateway to Muskoka, just north of Orillia. Well known by cottagers, skiers, locals, transient workers, and travellers heading north and south.

This 1,500 Sq Ft restaurant is licensed for 28 inside plus 12 on the screened-in patio, with parking for 23 and very little nearby competition. Full commercial kitchen with a 8-ft commercial hood and a proven operation boasting great income and impressive margins.

Incredibly low rent of only \$857 Gross Rent including TMI with 3 + 5 + 5 years remaining. A rare opportunity to take over an established restaurant with extremely low overhead in a strategic Highway 11 location. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
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This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



TACOS & GUAC BY THE LAKE

- Quick Service Restaurant QSR
- 900 Sq Ft
- \$2,035 Gross Rent
- Seating for 48 on Patio



646 LITTLE LAKE PARK ROAD

- Waterfront Restaurant
- 3,000 Sq Ft
- \$13,600 Gross Rent
- Seating for 66



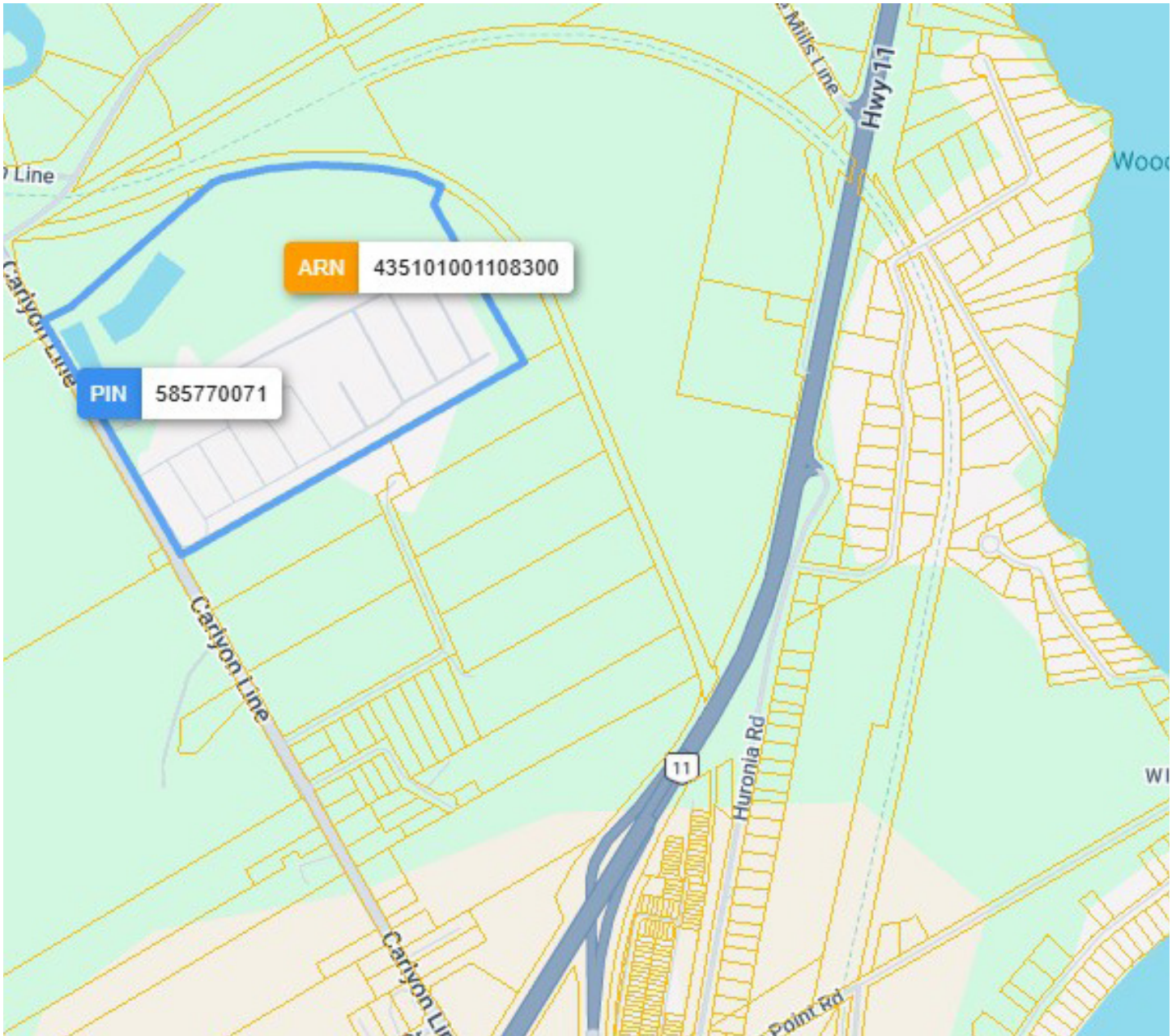
LAKESIDE BALA

- Licensed Restaurant with Patio
- 4,248 Sq Ft
- \$10,100 Gross Rent
- Licensed for 94 + 30 on Patio



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Ideal for an owner-operator looking for a proven location with multiple customer bases throughout the year. Strong cottage-country summers, ski traffic in the winter, highway travellers, workers, and locals provide excellent year-round potential.

Lot Measurement Accuracy:
LOW

