



FOR SALE

5 GEORGE ST, BELWOOD

\$174,000

JOANIE'S NEIGHBOURHOOD RESTAURANT

Joanie's Neighbourhood Restaurant is a charming licensed restaurant and patio opportunity in Wellington, offering the atmosphere and character of a true local neighbourhood restaurant. 1,658 Sq Ft and licensed for 30 guests inside plus another 12 on the patio creates an inviting setup for both indoor and outdoor dining.

The restaurant features a full commercial kitchen with an 8-ft hood, walk-in fridge, freezer, and 200-amp power. Available street parking and the 12-seat patio complement the established setup and make this an excellent turnkey opportunity for a hands-on operator.

Excellent rent of just \$3,400 with an outstanding 4 + 5 + 5 + 5 year lease term, providing remarkably low overhead and long-term security. A rare opportunity to acquire a welcoming licensed neighbourhood restaurant with a great patio and excellent kitchen infrastructure. Please do not go direct or speak to staff or ownership.

\$3,400 Gross Rent

1,658 Sq Ft

Licensed Restaurant with Patio

READY FOR SECONDS?

Call me to discuss this listing today.



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).

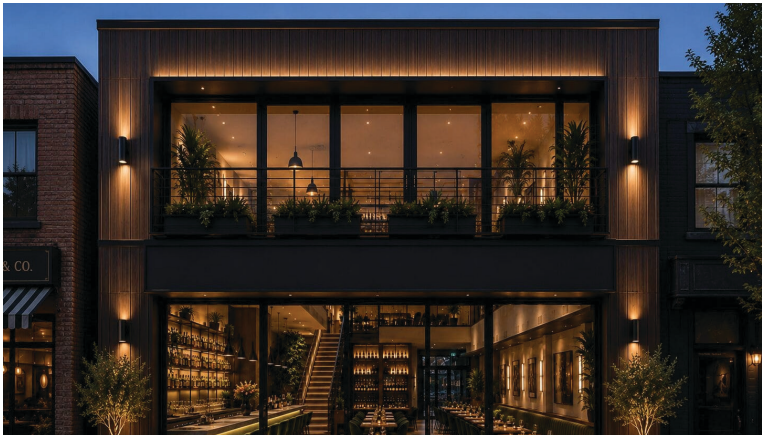


RYAN EARL, Broker and Founder
 416-618-0054 | ryan@carverestate.com
carverestate.com

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:



174 MAIN STREET EAST

- Licensed Restaurant
- 3,700 Sq Ft
- \$14,000 Net Rent
- Premium Main Street location



LAKESIDE BALA

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



SHAKA

- Licensed Restaurant & QSR
- 650 - 1200 Sq Ft
- Below Market Rents
- Training can be provided



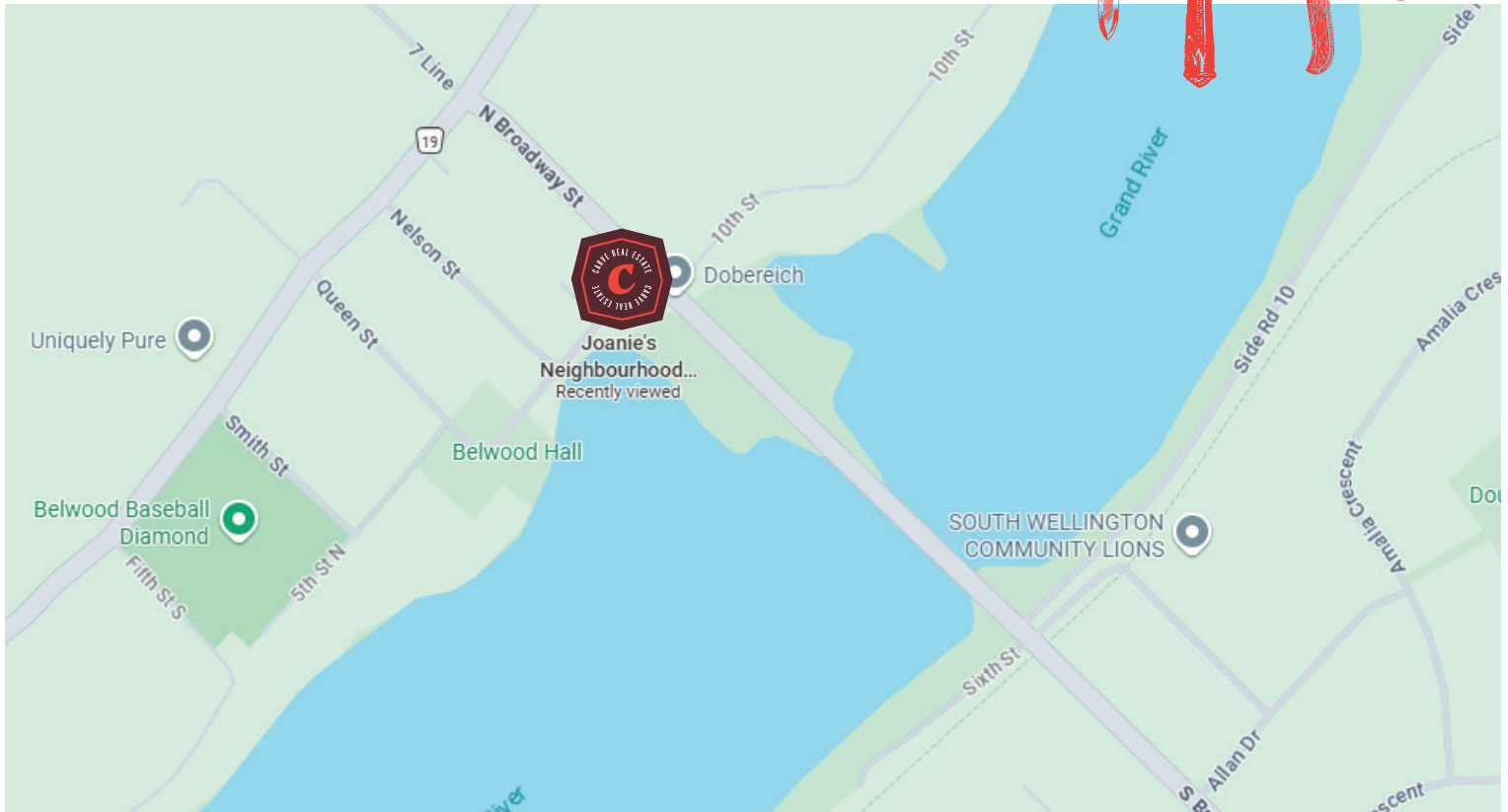
RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

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
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

Joanie's offers the charm and atmosphere of a true neighbourhood restaurant, with an intimate dining room and inviting outdoor patio that create a warm, community-focused experience. The location benefits from convenient street parking and a setting well suited to building a loyal local following.

The premises are equipped with 200-amp power and solid commercial kitchen infrastructure, providing an efficient setup for both dine-in and takeout operations. The manageable size helps keep staffing and operating requirements under control while still providing seating for up to 50 guests between the interior and patio.

A welcoming licensed restaurant with excellent infrastructure, outdoor dining, and outstanding long-term lease security makes this an attractive opportunity for an owner-operator looking for an established neighbourhood location.

LOT SIZE

Frontage:

50.00 Sq Ft

Depth:

Approximately 155.00 Sq Ft

Perimeter:

410.11 ft

Dimensions:

155.23 ft x 50.07 ft x 155.23 ft x 50.07 ft

Size:

7,750.01 ft² (0.178 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).