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FOR SALE

475 MAIN STREET E, CAMBRIDGE

$749,000

$13,100 Gross Rent

3,104 Sq Ft

Licensed Restaurant with Patio

M&M BAR & GRILL

M&M Bar and Grill is a large licensed restaurant with patio available in Cambridge, offering an impressive 3,104 Sq Ft layout with seating for 114 guests inside plus 32 on the patio. A great opportunity for an operator looking for a substantial turnkey restaurant in an established Cambridge location.

The restaurant features a full commercial kitchen with a 16-ft hood and three walk-in fridges, providing excellent infrastructure for high-volume foodservice. Parking for approximately 40 vehicles and 200-amp power add to the versatility of the operation.

Great lease rate of $13,100 Gross Rent with an attractive 5 + 5 + 5 year term.
A well-equipped licensed restaurant with excellent capacity, patio, parking, and long-term lease security. 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
416-618-0054 | ryan@carverealestate.com
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Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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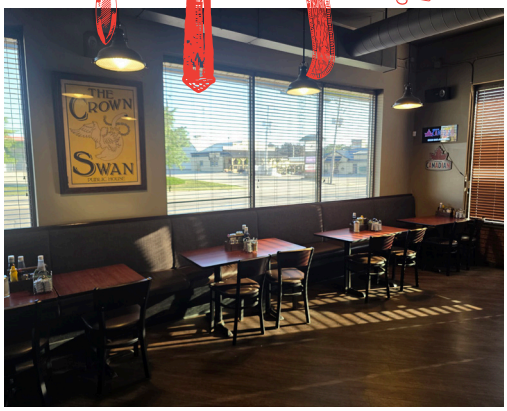

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OTHER LOCATIONS:

TRU'S GRILL HOUSE

- Licensed Restaurant with Patio
- 7,000 Sq Ft
- $10,500 Gross Rent
- Licensed for 285 + 90 Patio

PARADISO

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

EAST END SOCIAL BAR & GRILL

- Licensed Restaurant with Patio
- 2,700 Sq Ft
- $9,000 Gross Rent
- Licensed for 57 + 43 Patio

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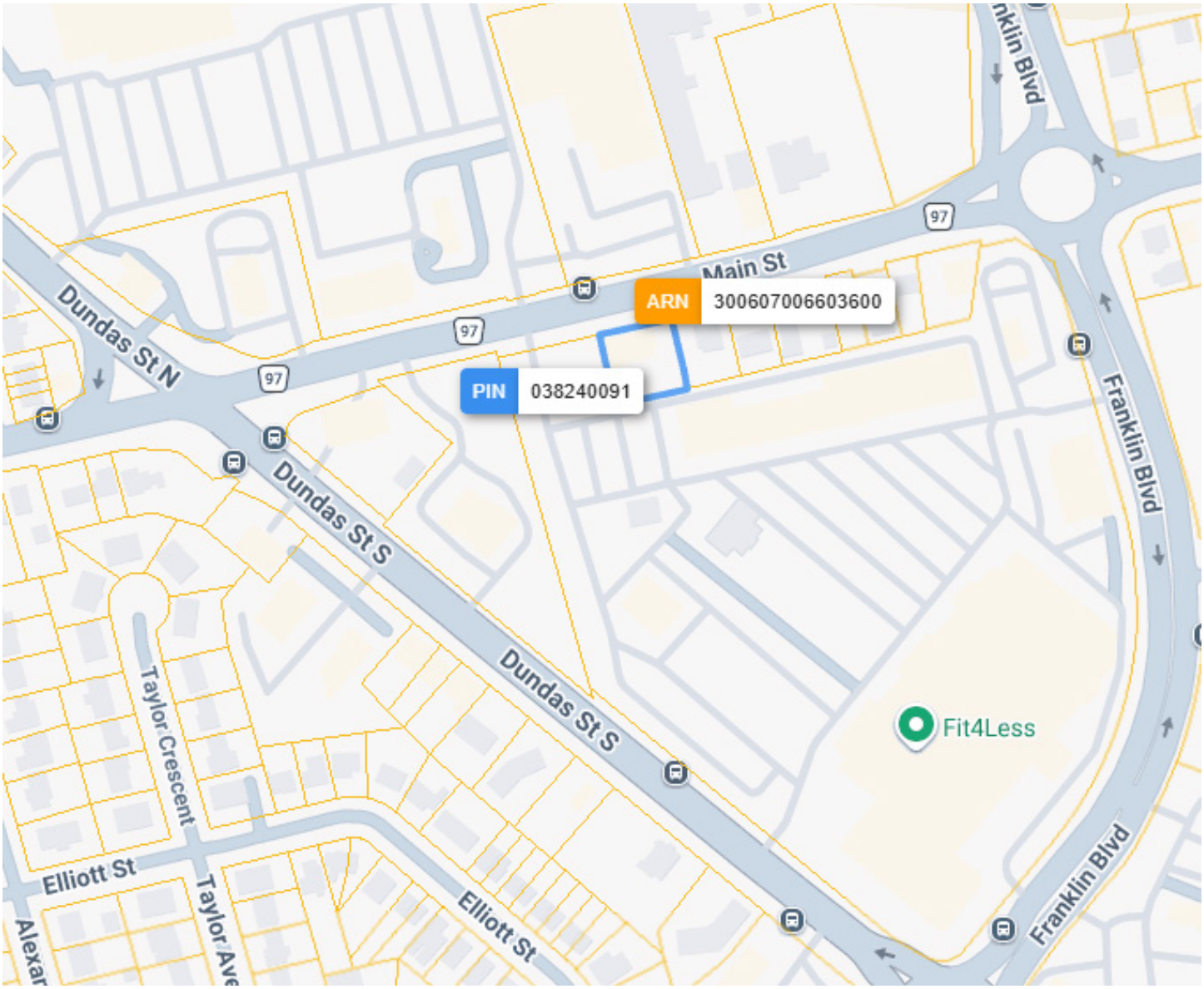

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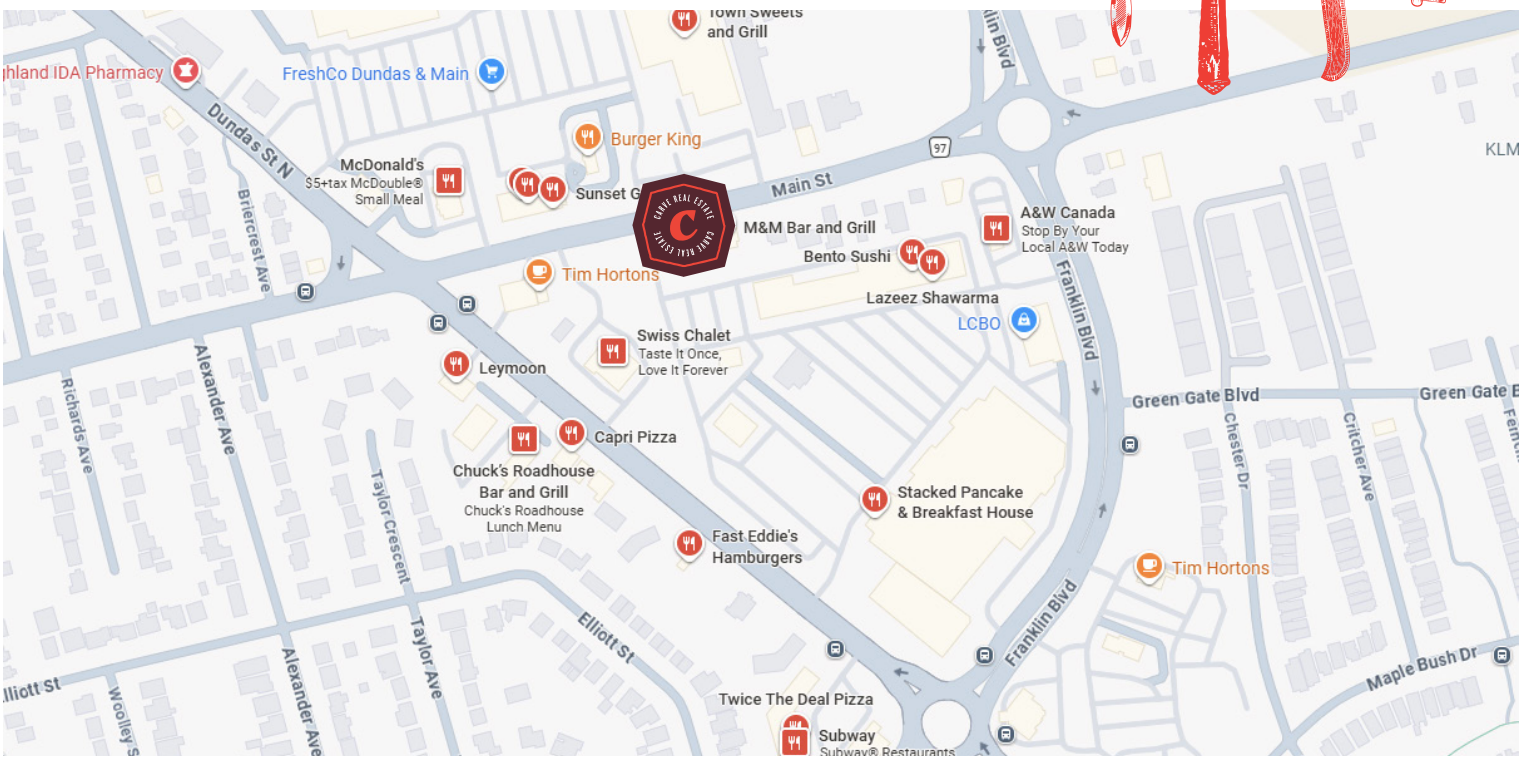

BUILDING DETAILS

This substantial restaurant location offers an excellent combination of size, infrastructure, and accessibility in the growing Cambridge market. With approximately 40 private parking spaces, excellent capacity, and a large patio, the property is well equipped for a busy full-service restaurant or bar operation.

The premises feature 200-amp power, three walk-in fridges, and a large commercial kitchen capable of supporting high-volume service, catering, and takeout. The spacious layout provides plenty of flexibility for different cuisines, concepts, or rebranding opportunities.

Cambridge offers a strong mix of established residential neighbourhoods, growing employment areas, and easy access throughout Waterloo Region. A versatile hospitality location with the parking, power, kitchen infrastructure, and capacity that larger restaurant operators require.

LOT SIZE

Frontage:
119.54 Sq Ft

Depth:
118.16 Sq Ft

Dimensions:
119.54 ft x 118.16 ft x 119.55 ft x 117.01 ft

Perimeter:
472.44 ft

Size:
14,046.89 ft^2 (0.322 ac)

Lot Measurement Accuracy:
LOW

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