



FOR SALE

17335 YONGE ST, NEWMARKET

\$199,000

\$7,240 Gross Rent

3,500 Sq Ft

Licensed Restaurant

TJ'S BAR & GRILL

TJ's Bar & Grill in Newmarket is a long-standing and well-known sports bar located on Yonge Street, benefiting from excellent exposure in a high-traffic corridor. With a proven history and a loyal customer base, this space is ideally positioned for a seasoned operator or someone looking to take over a solid, established business in a growing community.

The layout is perfectly suited for a sports bar concept, offering a spacious 3,500 sq ft footprint along with parking for 60 and prominent signage facing Yonge Street. The property features a full commercial kitchen equipped with a 16-ft hood and two inline walk-ins, providing strong operational capacity for high-volume service. The liquor license allows for 94 seats, making it an efficient and well-balanced dining and entertainment space.

A very attractive lease is in place at \$7,240 gross rent including TMI, with 1 + 10 years remaining—excellent value for the size, location, and infrastructure offered. The business is open to training a new operator, or the space can be converted to a different concept, cuisine, or franchise. Please do not go direct or speak to staff or ownership.

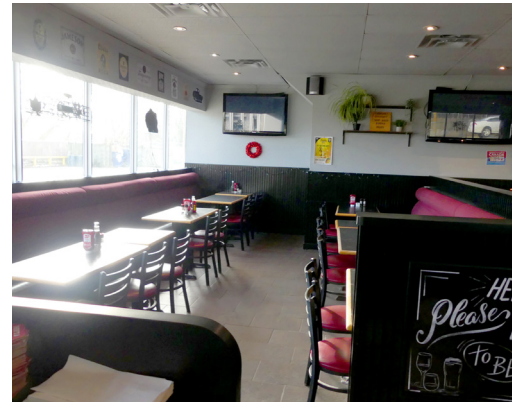
READY FOR SECONDS?

Call me to discuss this listing today.



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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



GATHERINGS RESTOBAR

- Licensed Restaurant
- 6,900 Sq Ft
- \$21,504 Gross Rent
- Licensed for 320 + 20



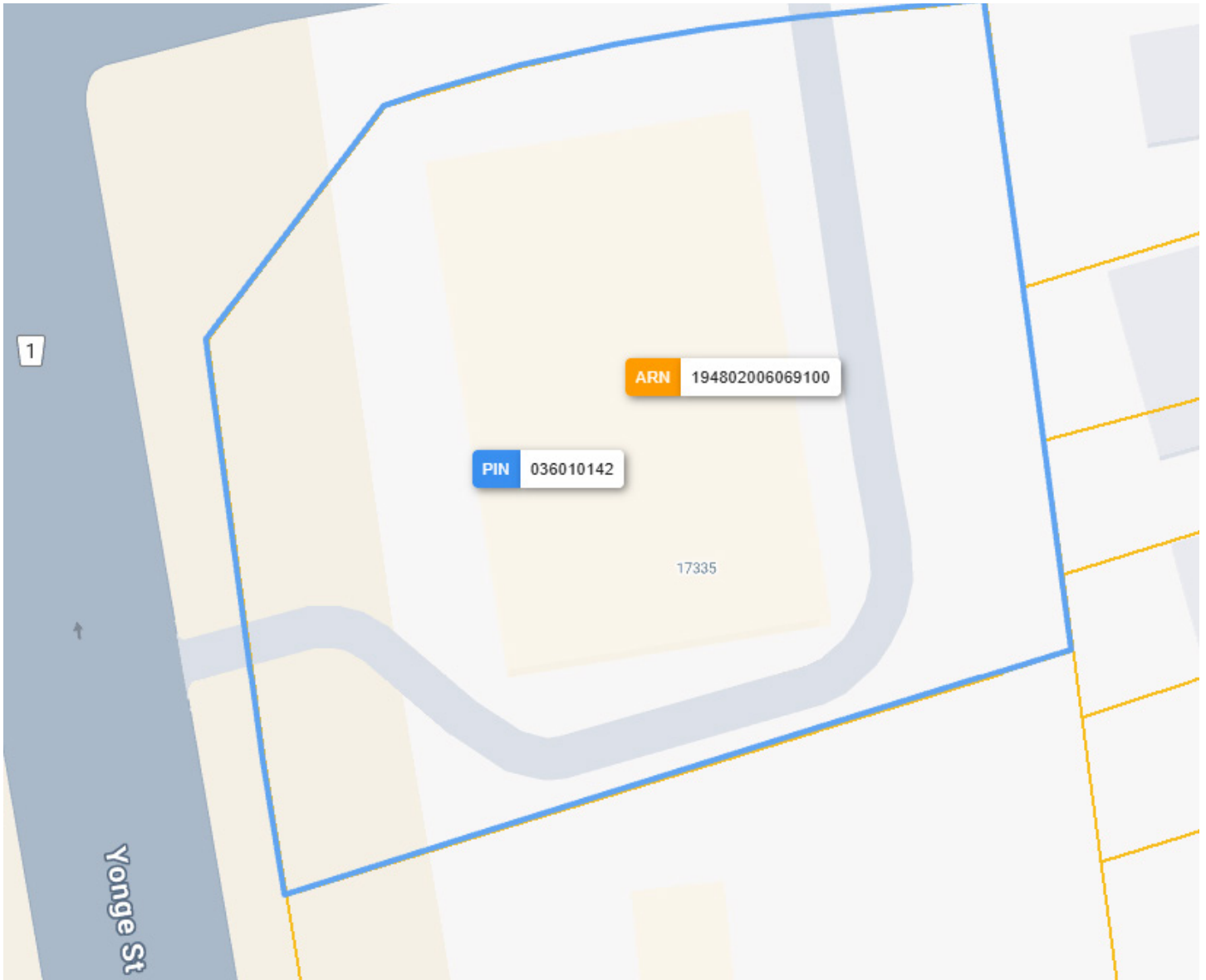
THE SLYE FOX (BINBROOK)

- Sports Bar & Restaurant
- 2,400 Sq Ft
- \$7,610 Gross Rent
- Licensed for 83 + Patio



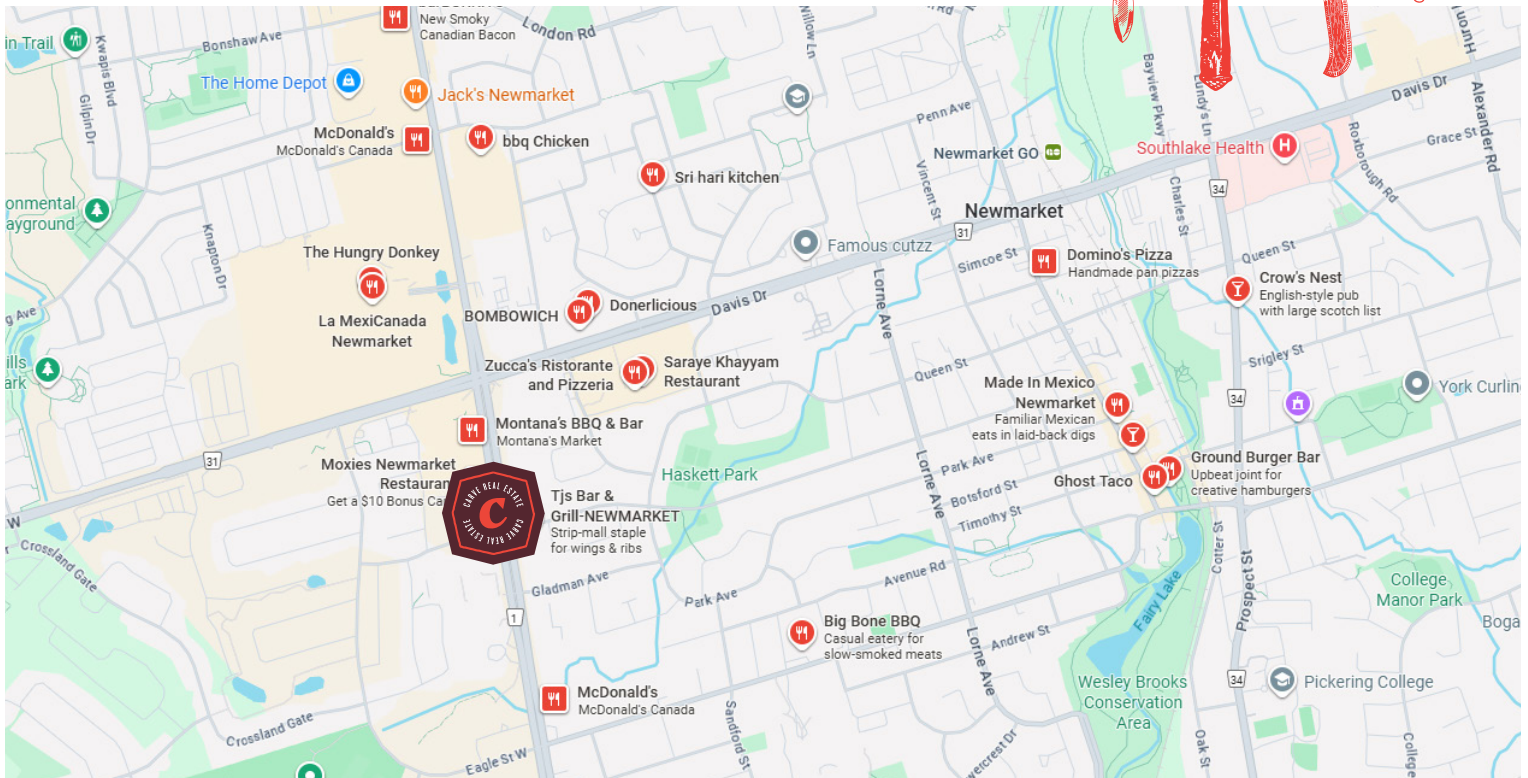
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BUILDING DETAILS

This restaurant benefits from its position at the rear of the plaza, allowing for a significantly lower rent than what is typical for a unit of this size in the area. The layout and infrastructure make it an excellent candidate for rebranding, offering strong flexibility for operators looking to introduce a new concept, cuisine, or franchise.

The commercial kitchen is large and well-equipped, capable of handling virtually any menu style or volume. Supported by 200-amp, 3-phase power, the space provides the operational strength needed for high-efficiency service and production. With ample room to work, the kitchen is a major asset for both established and emerging operators.

Located in the core of Newmarket—just south of Davis Drive and west of Downtown—the site offers outstanding accessibility and convenience. The plaza provides tons of parking, making it easy for guests, staff, and delivery services to access the business. This is a great opportunity to establish or expand a concept in a growing and vibrant community.

LOT SIZE

Frontage:
102.31 ft along Yonge St

Depth:
Approximately 199.41 ft

Dimensions:
44.10 ft x 92.74 ft x 11.18 ft x
70.80 ft x 102.30 ft x 33.09 ft x
199.41 ft x 158.10 ft

Size:
32,980.59 ft² (0.757 ac)

Perimeter:
708.66 ft

Lot Measurement Accuracy:
LOW



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