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FOR SALE | 395 JOHN ST, BURLINGTON

THE BLOCK CO

The Block Co. is a unique licensed bar, deli, and live music venue located in the heart of downtown Burlington. This popular destination combines a welcoming neighbourhood atmosphere with live entertainment and a steady lineup of returning musicians and performers.

The 1,400 sq ft space features a popular deli concept at the front and a dedicated area for live music and entertainment. Currently licensed for 9, with an application underway to increase capacity. An excellent opportunity for an owner-operator or for rebranding into a different concept, cuisine, or entertainment venue.

Excellent lease rate of $3,363 Gross Rent including TMI, with a new 5 + 5 year term to be provided. A rare opportunity to secure an affordable hospitality space in downtown Burlington. Please do not go direct or speak to staff or ownership.

$149,000

$3,363 Gross Rent

1,400 Sq Ft

Licensed Cafe & Bar

READY FOR SECONDS?

Call me to discuss this listing today.

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

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OTHER LOCATIONS:



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



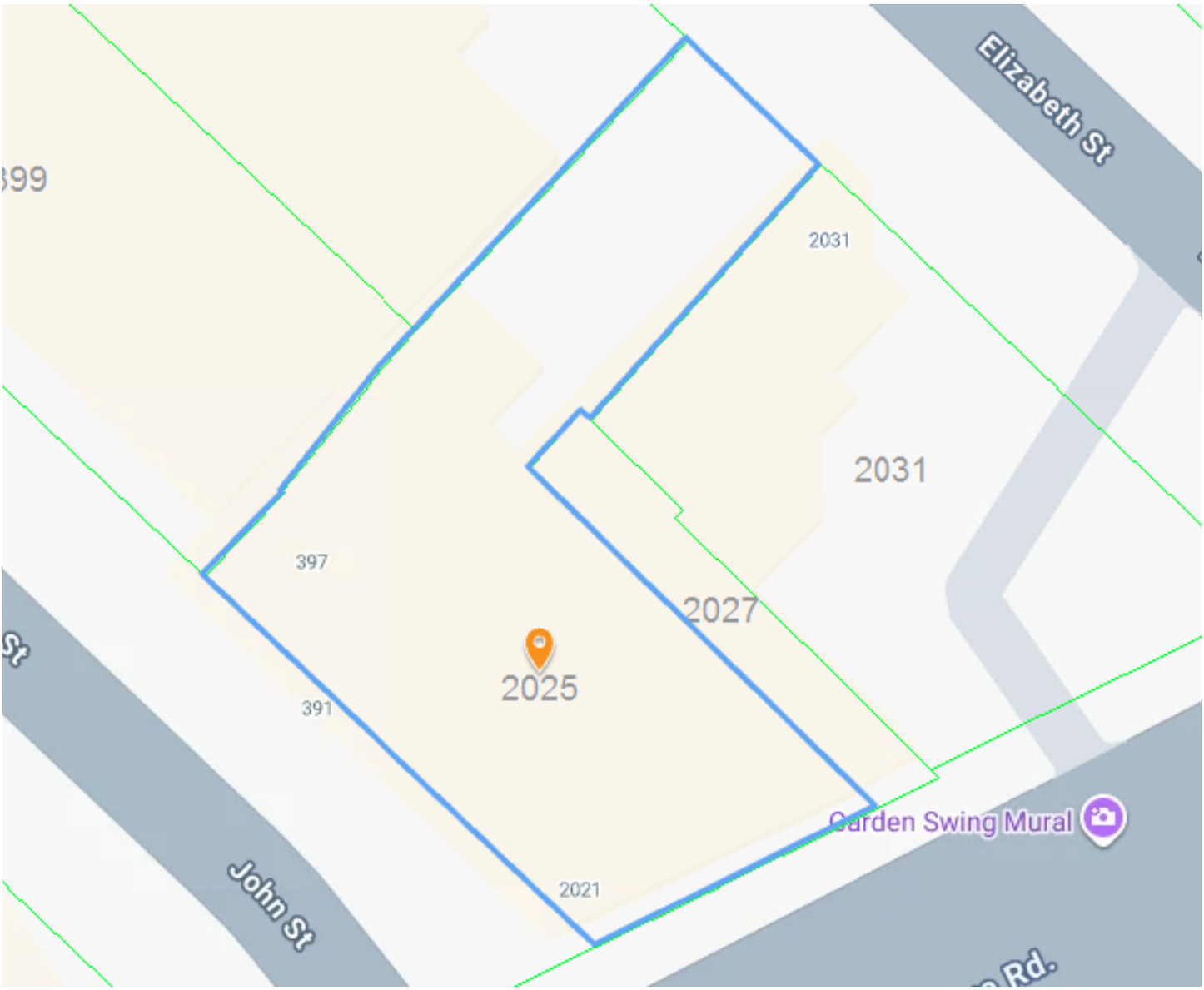
POWER PIZZA

- Pizza QSR
- 1,200 Sq Ft
- $4,100 Gross Rent
- Seating for 12

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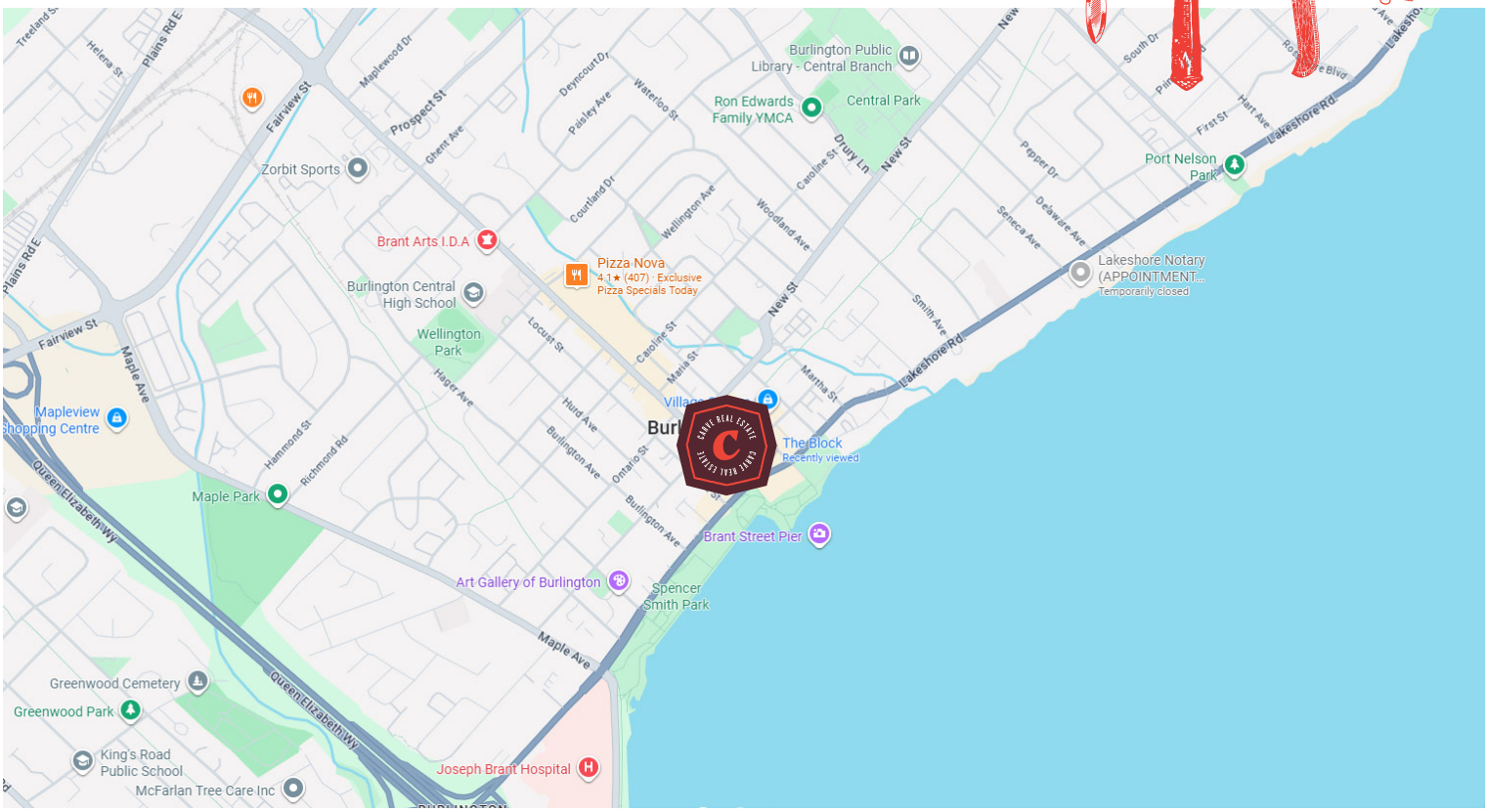


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BUILDING DETAILS

Excellent downtown Burlington location just steps from the waterfront, Brant Street Pier, Spencer Smith Park, and nearby hotels. This vibrant area enjoys strong pedestrian traffic, particularly during the warmer months, with festivals, events, and tourism bringing visitors to the neighbourhood.

The premises feature 200-amp electrical service and one dedicated parking space included in the lease. Surrounded by established businesses, residential developments, and a growing downtown population, the location benefits from a strong mix of local customers and visitors.

Downtown Burlington continues to be one of the city's most desirable commercial districts, offering excellent walkability, nearby public parking, and convenient access to Lakeshore Road and Brant Street. A fantastic setting for a hospitality business looking to capitalize on the area's year-round activity.

LOT SIZE

Frontage:
56.97 ft

Depth:
57.29 ft

Perimeter:
488.85 ft

Dimensions:
82.09 ft x 0.17 ft x 29.12 ft x 0.42 ft x 21.08 ft x 98.75 ft x 57.29 ft x 88.84 ft x 14.03 ft x 2.28 ft x 62.71 ft x 33

Size:
8,600.36 ft^2 (0.197 ac)

Lot Measurement Accuracy:
LOW

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