



**FOR SALE**

**19 MAIN ST E, HUNTSVILLE**

**\$549,000**

**\$6,017 Gross Rent**

**2,000 Sq Ft**

**Licensed Restaurant**

## ALLORA MUSKOKA

Allora Muskoka is a gorgeous restaurant situated on Main Street in downtown Huntsville Muskoka. This is an excellent corner location with a large patio. The building was renovated to the point that it is practically brand new and so is the buildout. 2,000 sq ft layout with an open concept kitchen and a beautiful large cocktail bar.

This business has great sales with a winning track record and impressive profits. Available with training or for rebranding into a different concept, cuisine, or franchise.

Attractive lease rate of \$6,017 gross rent including TMI with a long 2 + 5 + 5 + 5 years remaining. Liquor license of 50 + 32 on the patio. Please do not go direct or speak with staff or ownership. Thank you.

**READY FOR SECONDS?**

Call me to discuss this listing today.



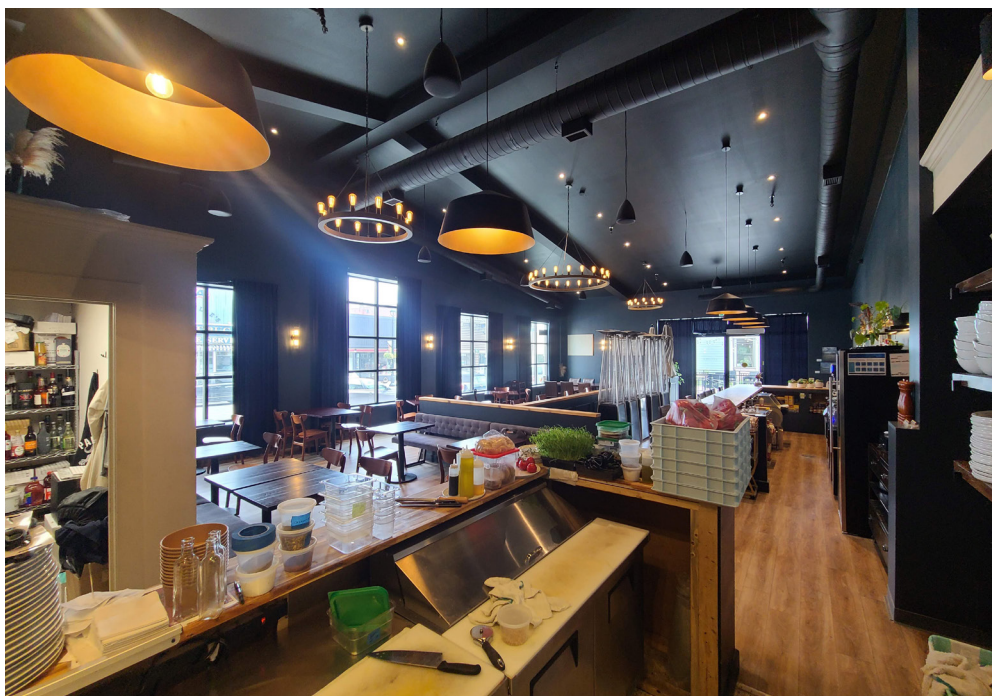
**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverealestate.com  
carverealestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverealestate.com  
carverealestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5  
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**RYAN EARL, Broker and Founder**  
 416-618-0054  
 ryan@carverestate.com  
 carverestate.com

**MANNA AU, Sales Representative**  
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 manna@carverestate.com  
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## OTHER LOCATIONS:



### LAKESIDE BALA

- Business & Property
- 5,868 Sq Ft
- Owned Property
- Big liquor license of 94 with 30 on the gorgeous northwest facing lakeside patio



### THE ITALIAN EATERY

- Licensed Restaurant
- 3,600 sq ft
- \$17,433G Gross Rent
- Licensed for 35 + 60 patio



### 1886 LAKEHOUSE BISTRO

- Licensed Restaurant
- 1,800 Sq Ft
- \$4,500 Gross Rent
- Licensed for 72



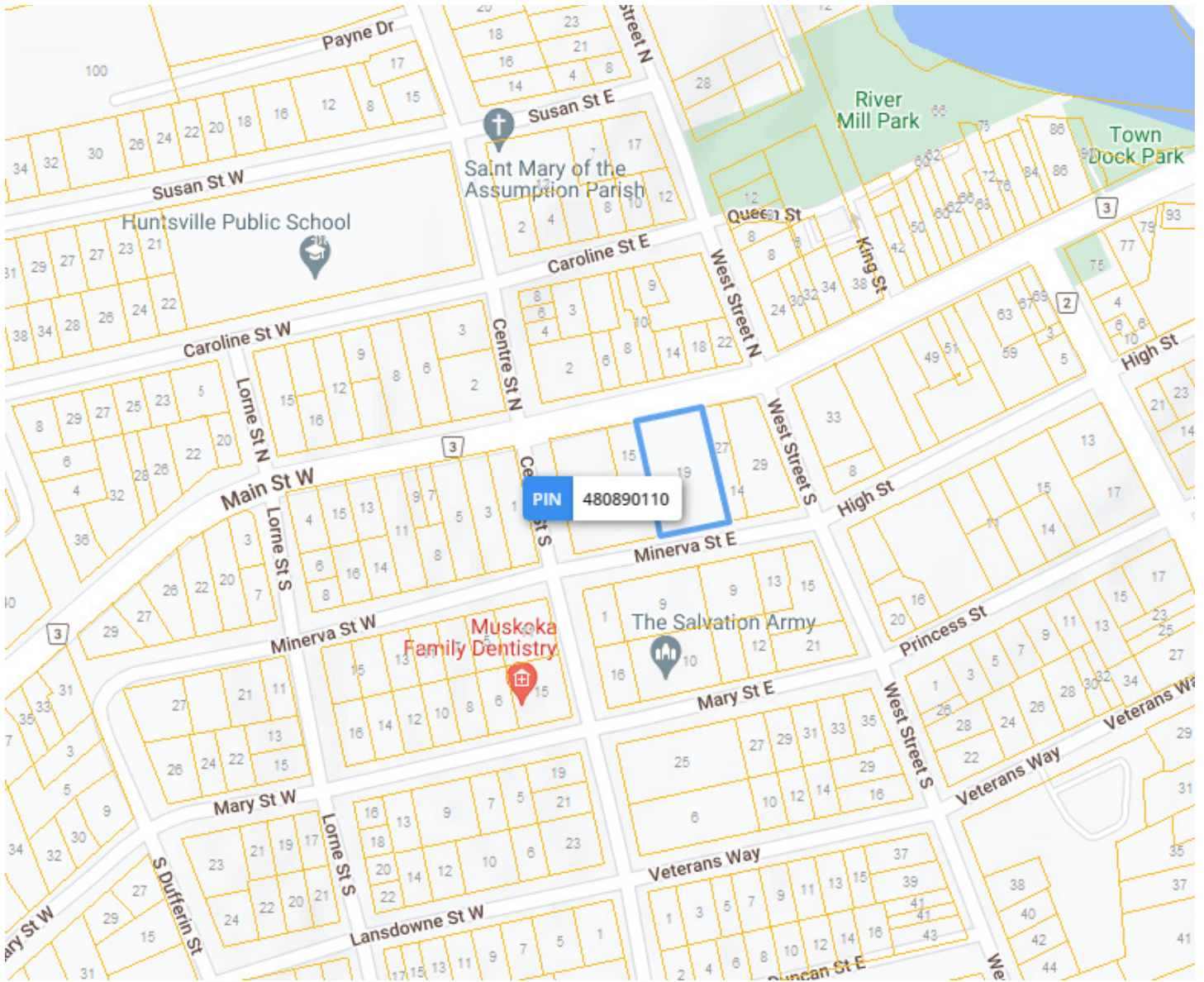
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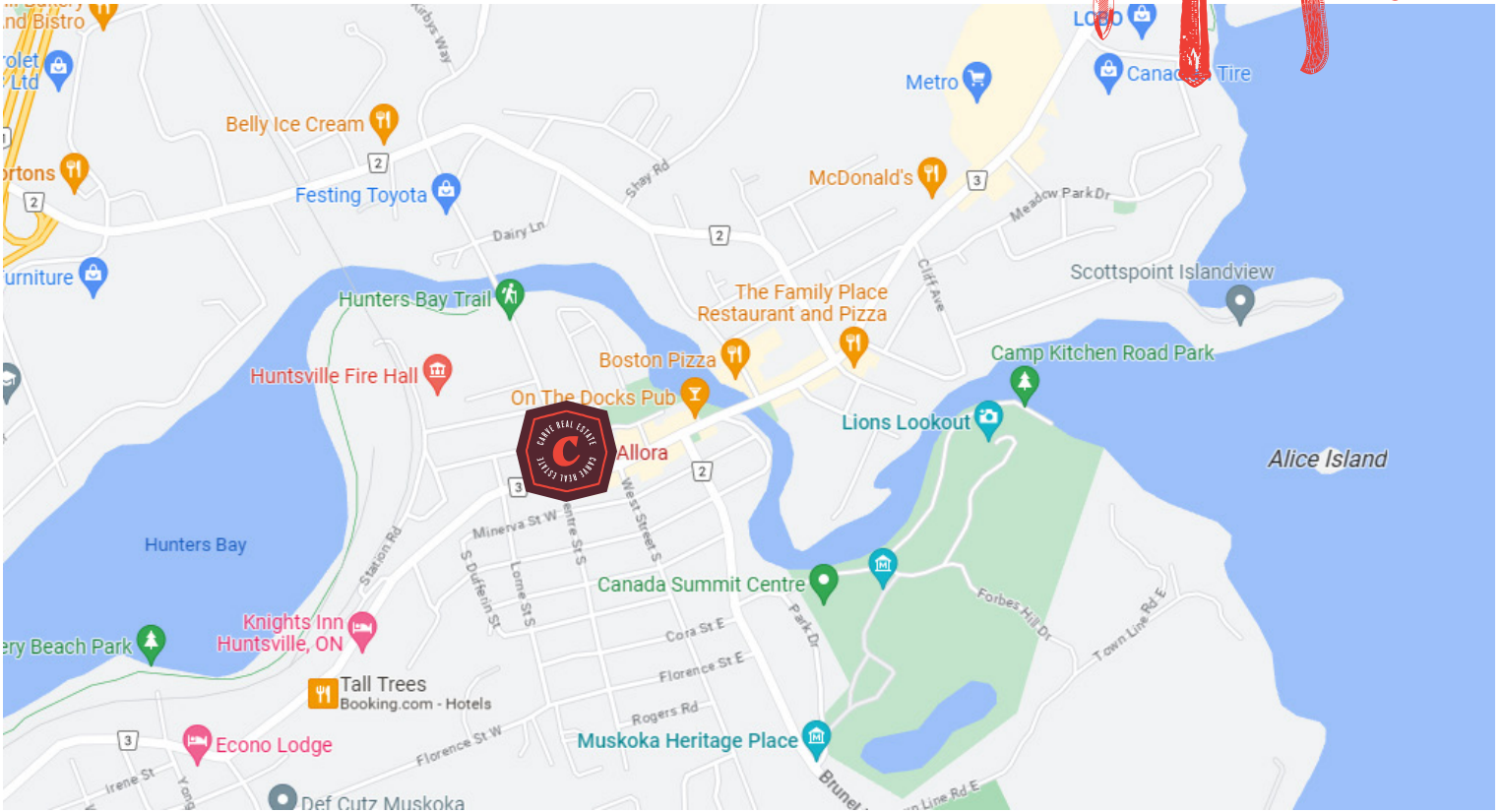
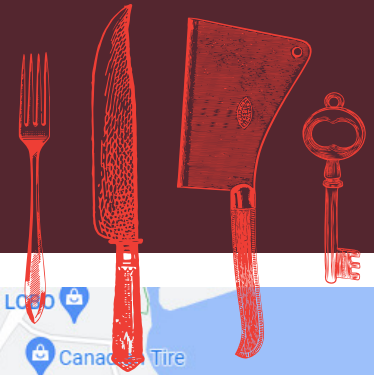
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## BUILDING DETAILS

This property is located right in downtown Huntsville on one of the main streets. The building has 3-phase power, very high ceilings, and large windows facing Main Street and the square/patio.

The electrical, plumbing, and HVAC have all been upgraded very recently, along with the new roof. The interior and exterior are both maintained with care.

**Property Details:** This is a prime location in downtown Huntsville on the main street and surrounded by the busiest shops, restaurants, and businesses in town. This entire plaza is a completely renovated structure with all of the leaseholds and systems of a brand-new building.

This particular unit commands the corner with the best visibility and exposure with the patio located in the European style square. There are many signage options.

### LOT SIZE

**Frontage:**  
128.89 ft along Main St E

**Depth:**  
Approximately 211.12 ft

**Dimensions:**  
122.21 ft x 210.06 ft x 125.95 ft x 209.25 ft

**Size:**  
26,005.58 ft<sup>2</sup> (0.597 ac)



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