

FOR SALE

181 LYNDEN RD UNIT BI-A, BRANTFORD

\$624,000

\$10,619 Gross Rent

3,000 Sq Ft

Sports Bar Franchise

ST. LOUIS - BRANTFORD

Modern St. Louis Bar & Grill franchise location in Brantford ON with great sales and income for ownership. Located on a major road just off of Highway 403 between Wayne Gretzky Pkwy and Garden. This is a new buildout dating back to 2022 and is fully up to franchise code and standards.

Full training and support from head office pending approval and royalty rates of 5% + 2%. 3,000 sq ft layout that is easy to operate with a full commercial kitchen and a 12 ft commercial hood.

Great lease rate of \$10,619 Gross Rent including TMI with 8 + 5 + 5 years remaining. Big liquor license of 120 and a great floor plan designed for keeping labour costs low. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.

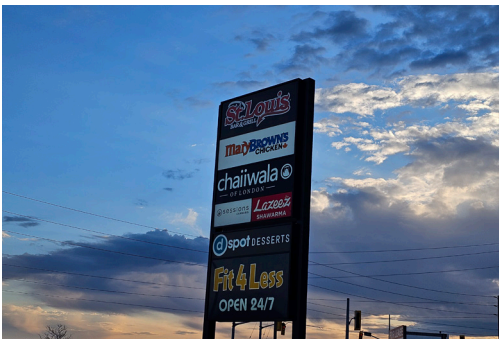


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@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).

carve REAL ESTATE



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

MANNA AU, Sales Representative
 416-843-4318
 manna@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:



OVEN 360 PIZZA

- A growing franchise in a prime location
- 2,600 Sq Ft
- \$4,250 Gross Rent
- Licensed for 40 + 24



WOK BOX

- Located on the busiest strip in Barrie
- 1,700 Sq Ft
- \$6,017 Gross Rent
- Seating for 30



FIREHOUSE SUBS

- Located in Oakville at the QEW & Dorval
- 2,600 Sq Ft
- \$10,220 Gross Rent
- Seating for 30

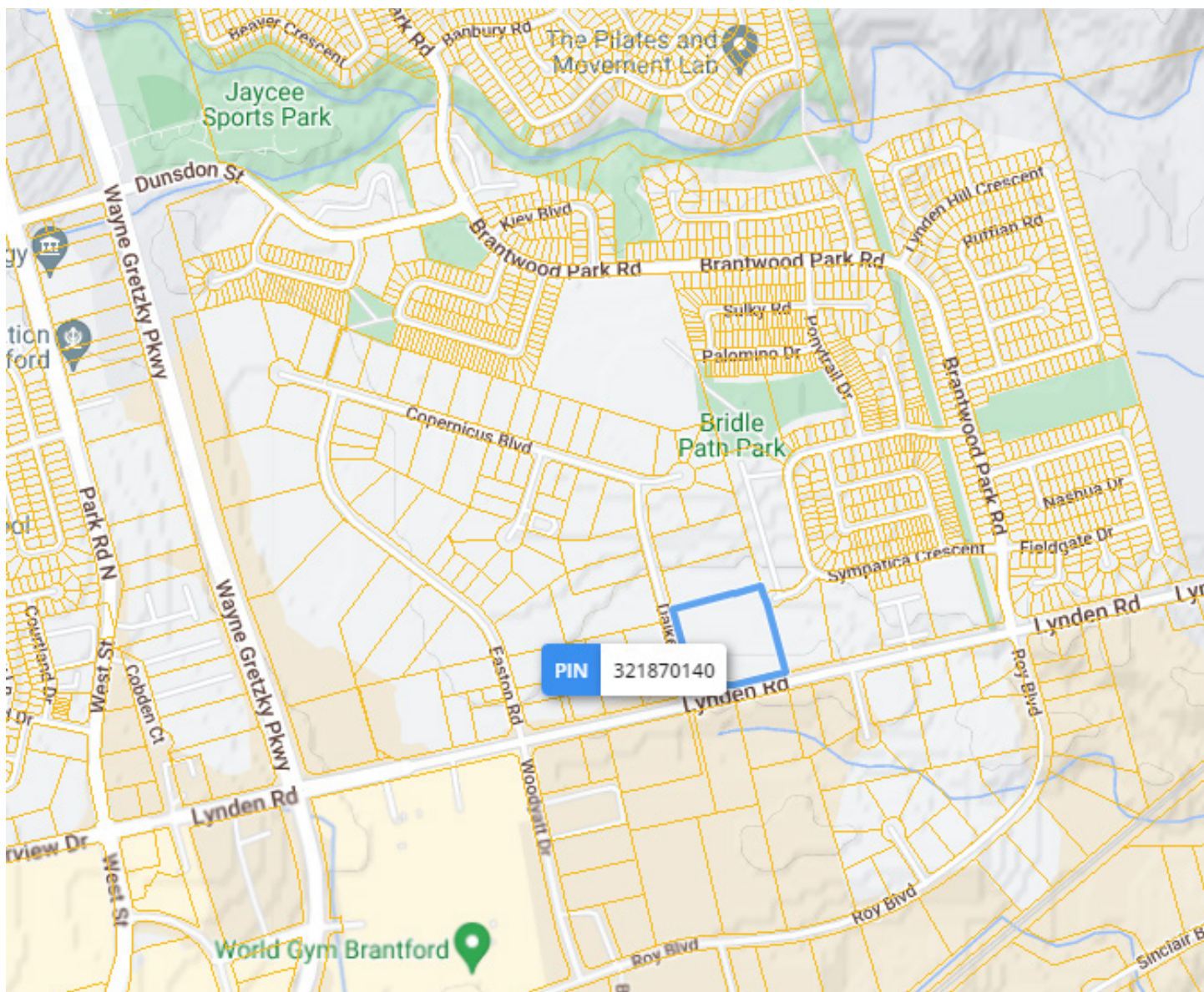


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@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).

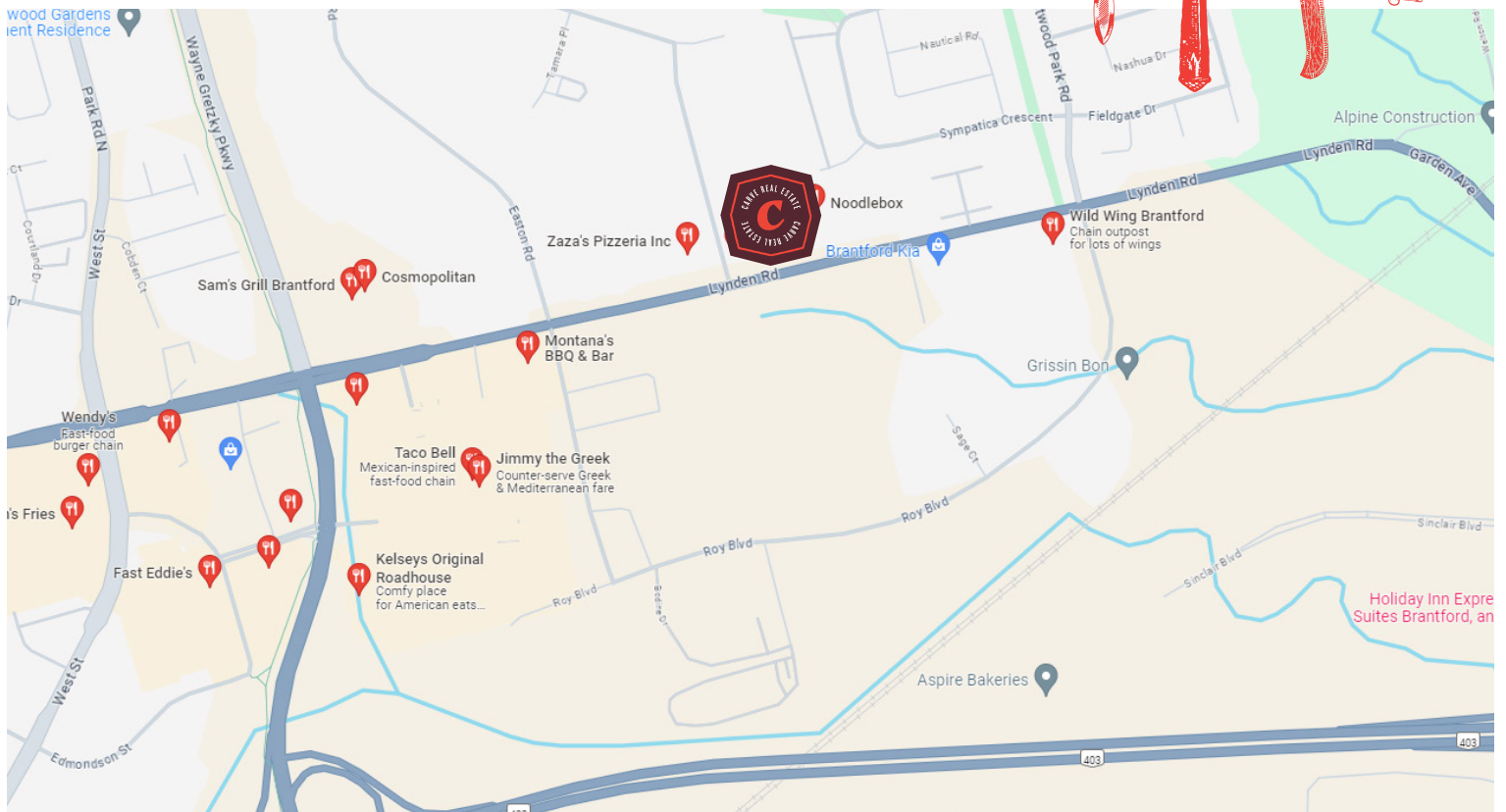
carve REAL ESTATE



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

MANNA AU, Sales Representative
416-843-4318
manna@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

This is a large commercial plaza full of restaurants and other businesses in a strip located directly off of the highway that cuts Brantford in two and provides the majority of the box store plazas and shopping areas.

Great signage including pylon and lots of visibility. Designed to cash in on both the lunch and dinner crowds as well as a central location for delivery and catering.

Property Details: Great steel roof concrete pad construction in this unit with 200 amp service that is easy to manage. This was a brand-new buildout in 2022 and all of the systems and leaseholds are modern and in excellent condition.

LOT SIZE

Frontage:
590.92 ft along Lynden Rd

Depth:
Approximately 551.25 ft

Dimensions:
586.43 ft x 454.94 ft x 1.00 ft x
59.75 ft x 44.91 ft x 219.75 ft x
1.00 ft x 344.92 ft x 573.49 ft

Size:
330,247.22 ft² (7.581 ac)



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

MANNA AU, Sales Representative
416-843-4318
manna@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).