



**FOR SALE**

**257 MAIN ST, BLOOMFIELD**

**\$149,000**

**New Lease**

**3,200 Sq Ft**

**Licensed Restaurant**

## BLOOMFIELD PUBLIC HOUSE

Popular since it opened in 2018, this beautifully renovated restaurant boasts a soaring vaulted ceiling and a light-filled airy dining room. At a time when Michelin expanded beyond the GTA and destination dining is at an all-time high, this is an ideal opportunity for a chef or restaurateur to open up their dream restaurant in the County.

Built in 1949, this former bank has been completely transformed with an open concept kitchen and patios overlooking Main Street. There is a retail and cafe area on the side for additional revenue and extra seating. The main highway that loops through PEC will bring you right to their doors. Located in downtown Bloomfield the licensed space has been fully renovated by the chef/owners.

New lease to be created starting at \$25 Net + \$6 TMI. The kitchen is fully outfitted with 4 walk-in fridge/freezers, a 10-foot commercial hood, and a wood-burning smoker.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@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

**IVY KNIGHT, Real Estate Agent**  
 416-846-7468  
 ivy@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

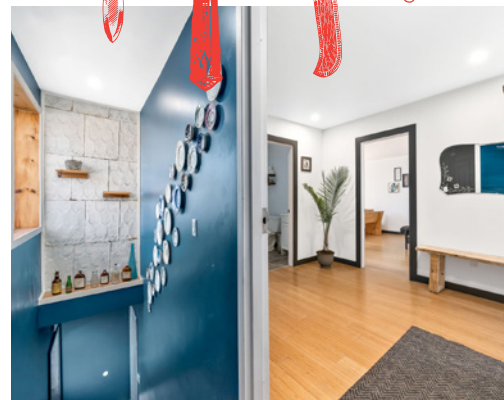


**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@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

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@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:



### THE ROYAL COACHMAN

- Land, restaurant & home
- 1.8 acres - 3,190 sf - 1,934 sf
- Restaurant with Land & Home
- Licensed for 127 interior, 56 patio



### RHUBARB RESTAURANT

- Highly rated restaurant in Haliburton
- 5,000 Sq Ft
- Business with Property
- Licensed for 130 + 54 Patio



### DEDA'S MEAT & DELI

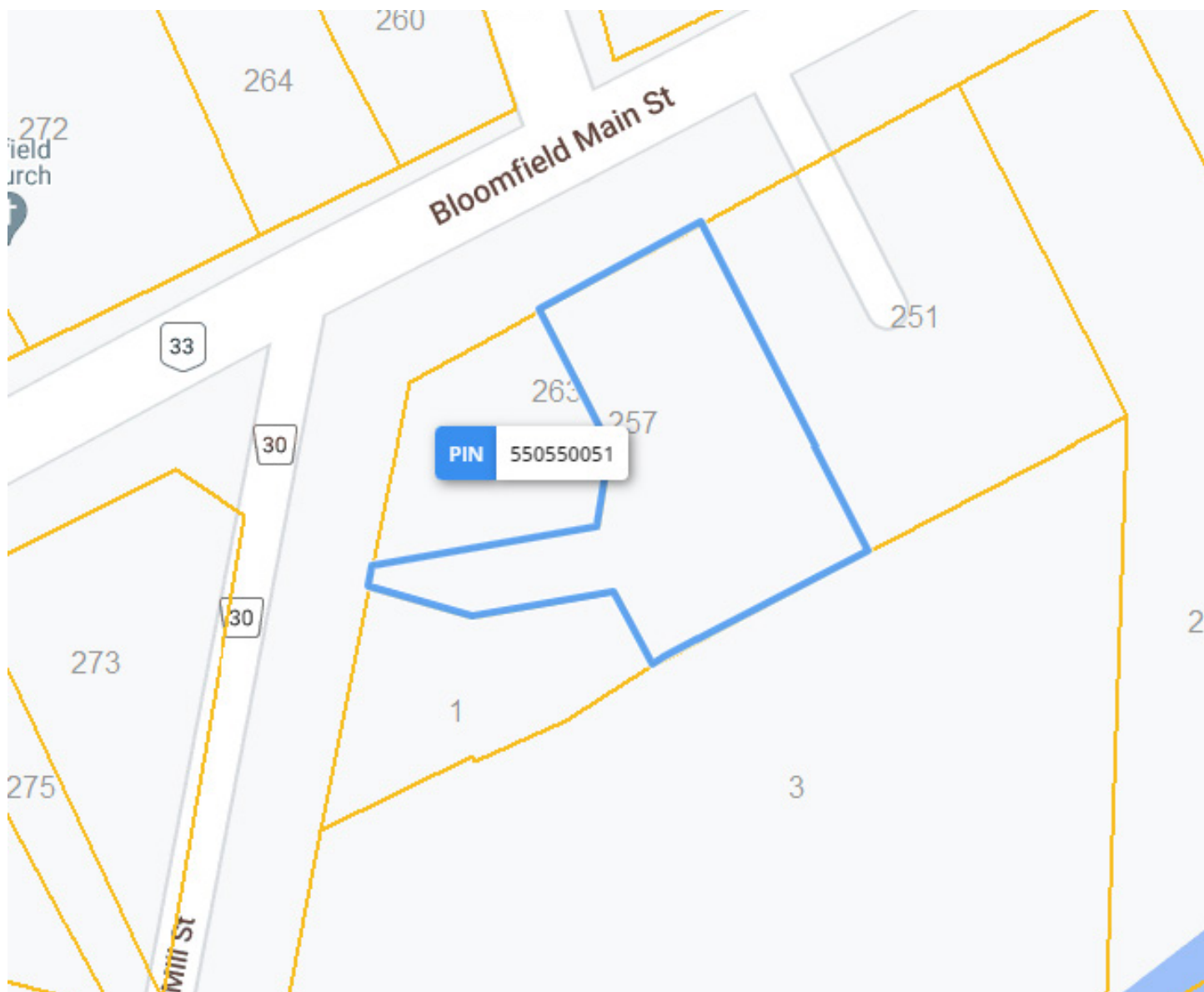
- Prime corner property
- 5,000 Sq Ft
- Business with Property
- Meat Processing - Deli - QSR



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

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@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).

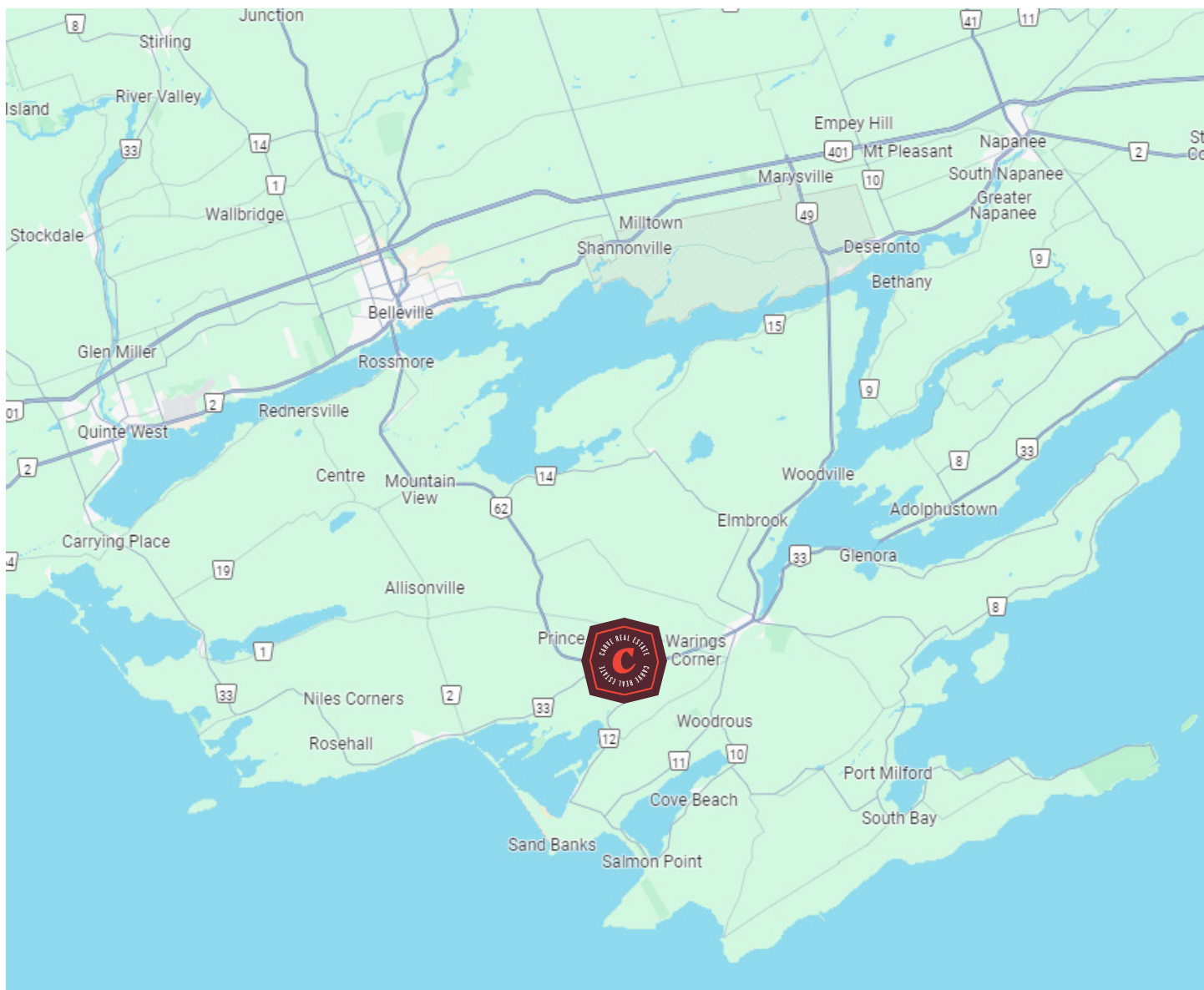


**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@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).

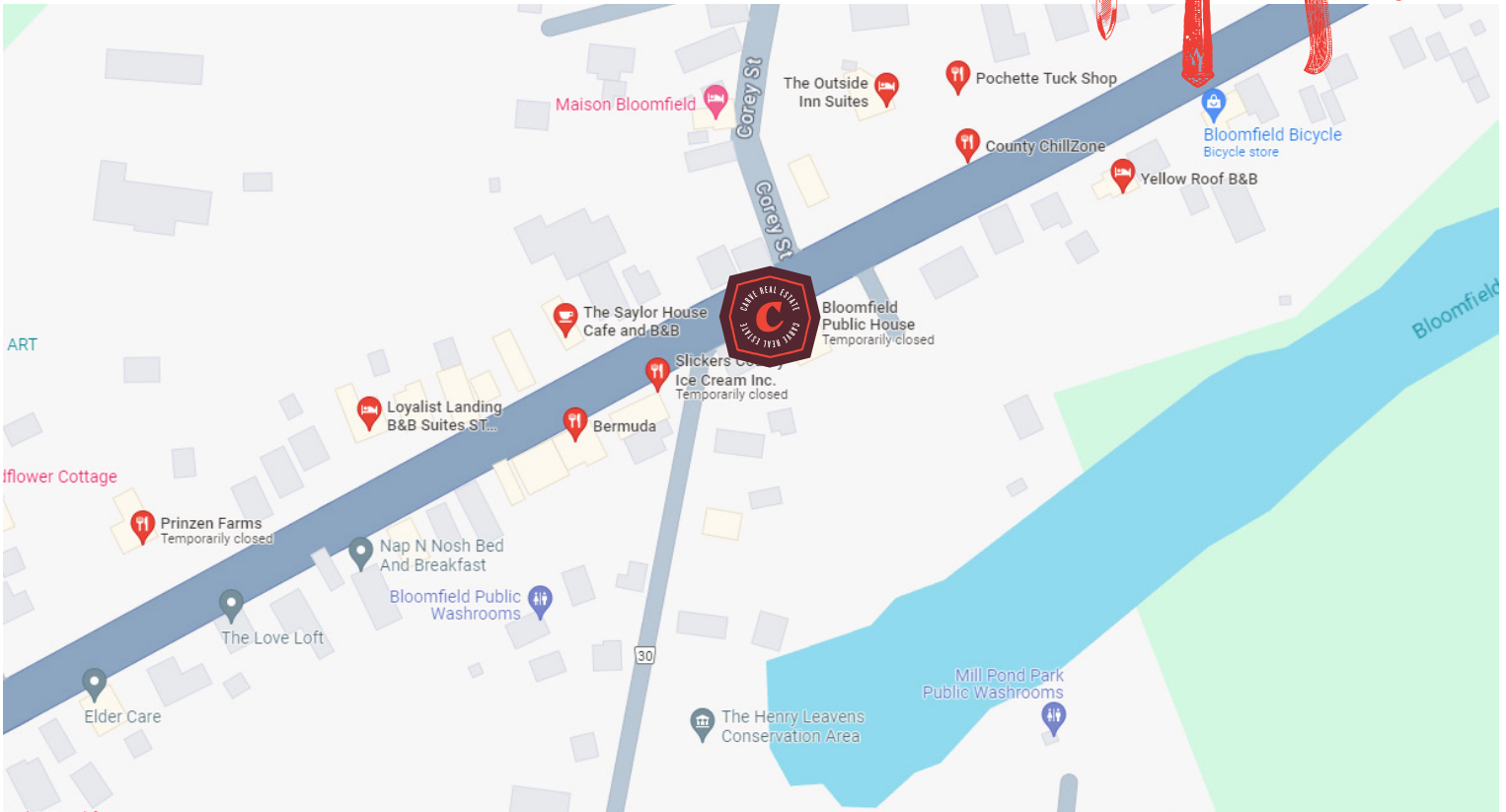
# carve REAL ESTATE



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

**IVY KNIGHT, Real Estate Agent**  
416-846-7468  
ivy@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 property underwent a major transformation in 2017 when it was converted from an old bank (safe vault included) into a modern structure that is home to a gorgeous restaurant. The walls were taken back to the concrete walls that are now exposed along with some leftover relics from the bank.

All-new electrical 400 amp service, new HVAC, plumbing, flooring, and more. There is a ton of high-end equipment, fridges, convection oven, prep area, 4 walk-ins 2 of which are outside saving on space and room.

**Property Details:** The restaurant takes up the entire main floor with an office and small apartment upstairs that are roughly 1,200 sq ft between them. The upstairs residential studio is rented out to temporary tenants and the office is used for the business, however this can change to suit the needs of the owner.

There is a large parking lot of which 6 spaces are owned and another 6 fit behind the building. The rest of the large parking lot are municipal and free to use by patrons.

### LOT SIZE

**Frontage:**

87.74 ft along Main St

**Depth:**

Approximately 150.00 ft

**Dimensions:**

69.24 ft x 58.61 ft x 30.65 ft  
 x 86.61 ft x 8.20 ft x 41.22 ft  
 55.09 ft x 31.00 ft x 92.86 ft x  
 139.66 ft

**Size:**

13,099.67 ft<sup>2</sup> (0.301 ac)



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

**IVY KNIGHT, Real Estate Agent**  
 416-846-7468  
 ivy@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).