



FOR SALE

72 KING ST W, BROCKVILLE

\$299,000

\$2,600 Gross Rent

2,160 Sq Ft

Licensed Restaurant

FINNIGAN'S TAVERN

Finnigan's Tavern is the one true Irish pub and tavern in downtown Brockville and also the most popular. This 2,160 square foot restaurant has a full commercial kitchen, a people watching patio, and a long list of regulars that love and support it.

Decorated as only an Irish pub can be it absolutely oozes character and it is a town favourite. The kitchen has a 13 ft hood with 2 walk-ins and lots of prep area. Easy to manage with a small floor plan for customers and full of great leaseholds and equipment. Great liquor license of 62 inside plus the patio.

Amazing lease rate of \$2,600 gross rent that includes TMI with 3 + 5 + 5 years remaining on the lease. Fully transferable. This business can be kept with training, or you can rebrand into another concept, cuisine, or franchise.

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
This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



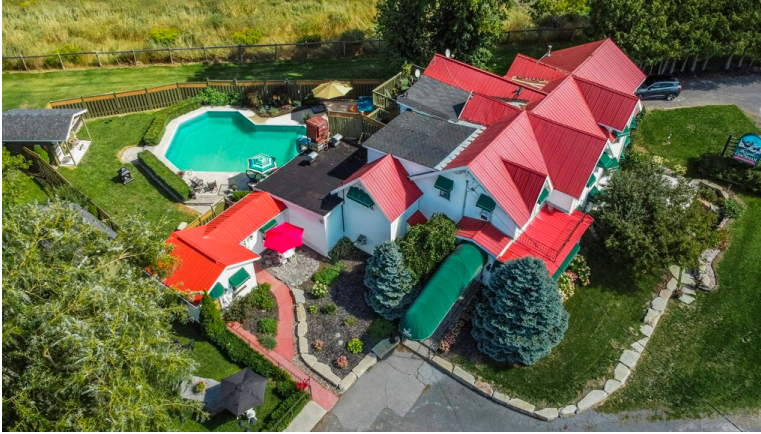
RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

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

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
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



COLONNADE PIZZA

- Pizzeria in bustling plaza in Nepean
- 2,270 Sq Ft
- \$10,763 Gross Rent
- Licensed for 80



CAPTAIN GEORGE'S

- Captain George's in downtown Trenton
- 2,500 sq ft
- \$3,400 gross rent
- Licensed for 50 + 16 on patio

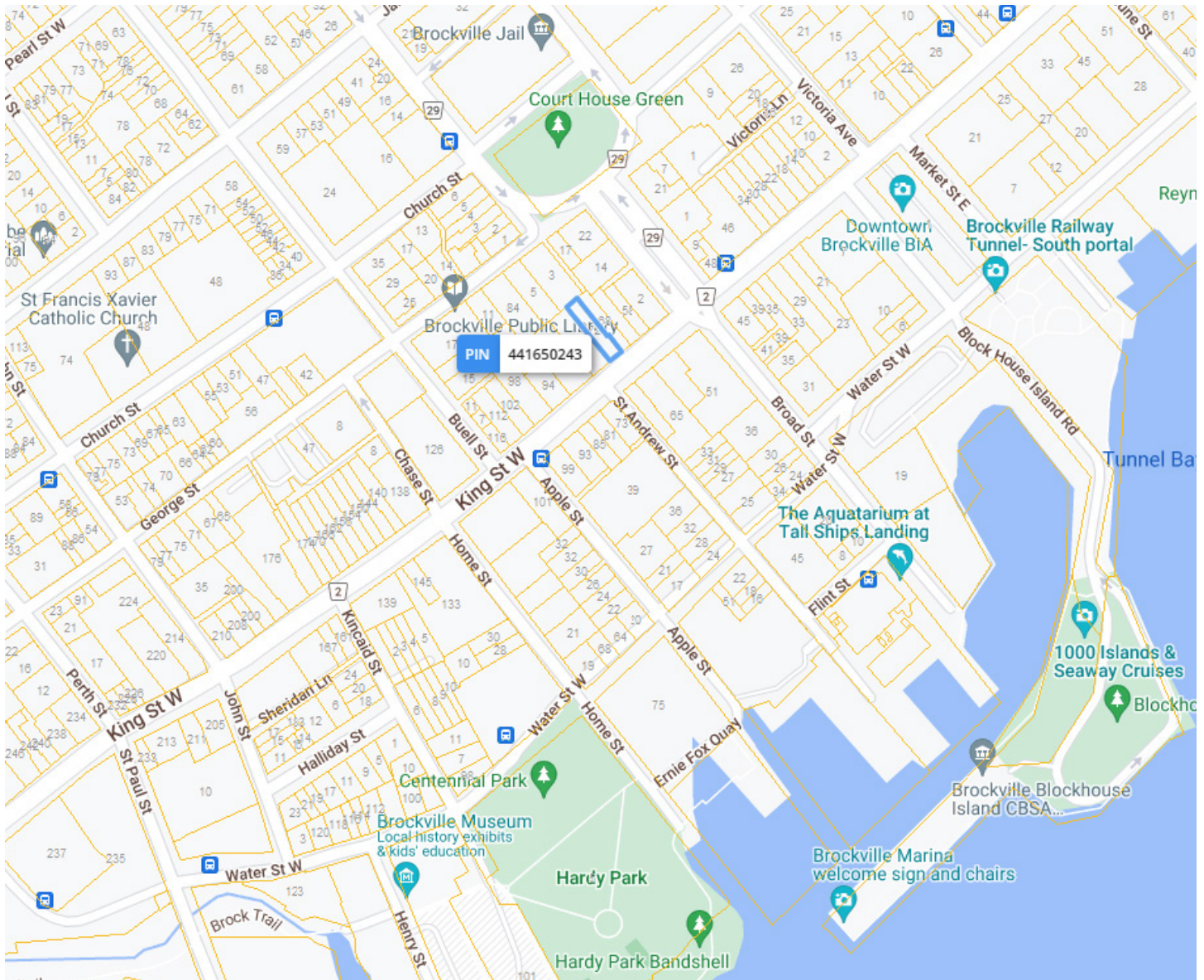


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverealestate.com
carverealestate.com

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
This document is not meant to solicit existing listings. (12.2002).

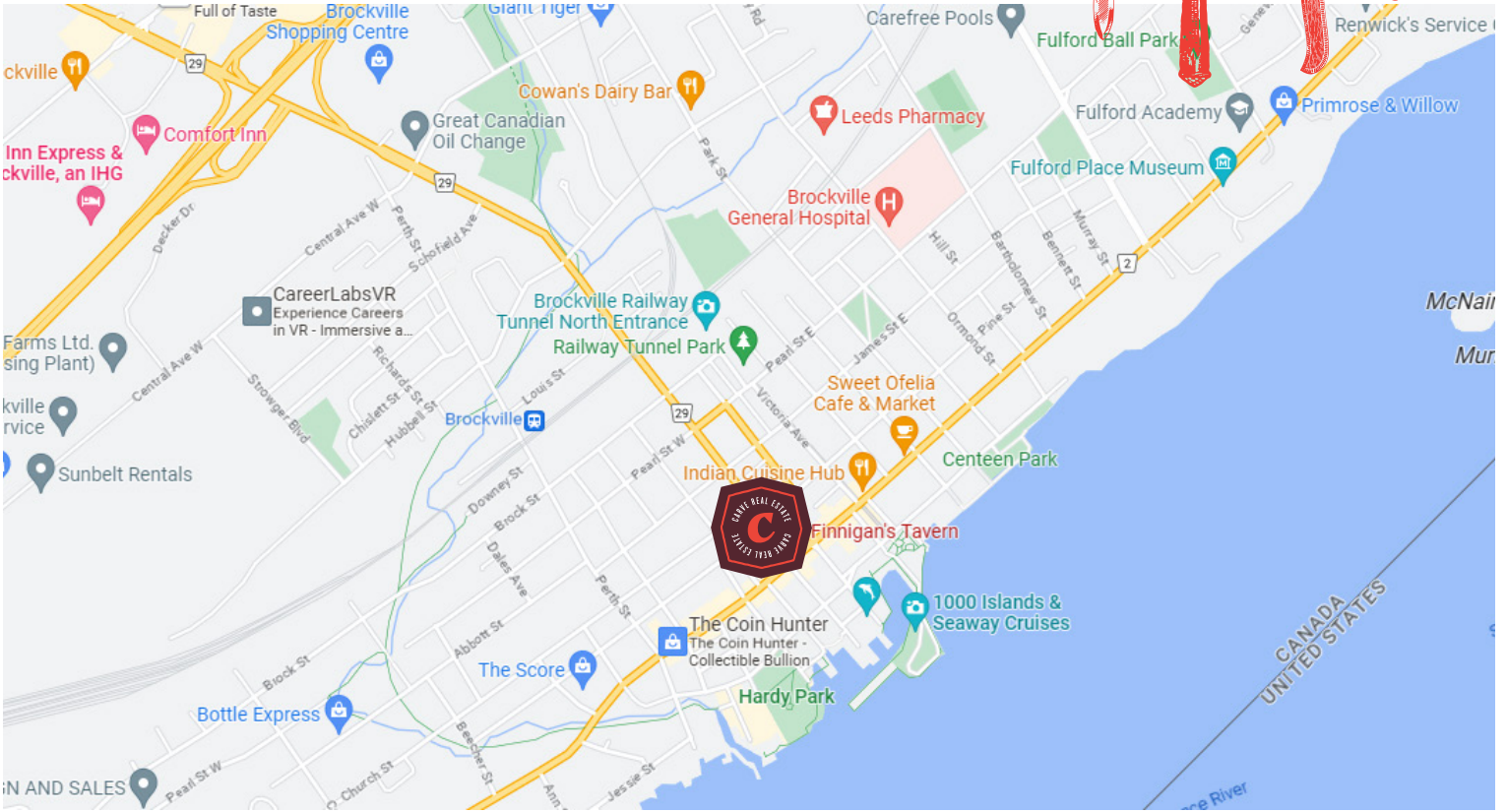
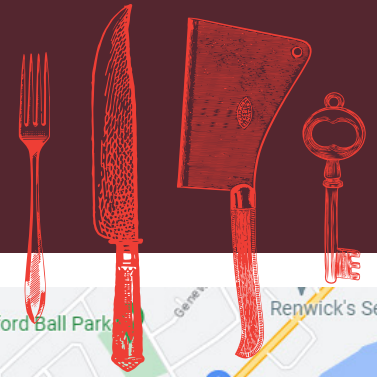
carve REAL ESTATE



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
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002)



BUILDING DETAILS

Brockville is a true gem amongst the many of Ontario's beautiful cities and towns. Located in the heart of Upper Canada on the St. Lawrence River and wedged between Kingston and Highway 416 that takes you to Ottawa. It is an important location and the centre of commerce, business, education, and employment in the area.

Downtown Brockville is absolutely vibrant with dozens of great restaurants, shopping, beautiful churches, historic buildings, and more. The 1,000 Islands Seaway Cruises leaves from the pier only a short walk from the restaurant.

Property Details: Lovely, cozy, and easy to manage layout that has been maintained and has tons of character. Every town needs a proper Irish pub, and this is the one for Brockville.

LOT SIZE

Frontage:

30.90 ft along King St W

Depth:

Approximately 150.00 ft

Dimensions:

28.71 ft x 149.13 ft x 32.60 ft
x 46.80 ft x 3.90 ft x 102.91 ft

Size:

4,467.02 ft² (0.103 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
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

This document is not meant to solicit existing listings. (12.2002)