



**FOR SALE**

**7700 KENT BLVD, BROCKVILLE**

**\$599,000**

**\$8,023 Gross Rent**

**3,200 Sq Ft**

**Licensed Restaurant**

## MEXI'S BEST MEXICAN

Big space with low lease rate. This former Pizza Hut boasts a huge patio and plenty of green space - impressive for being right off the highway. And speaking of location, this is set up right at the transport hub off the 401.

A pressed tin ceiling, plenty of booths and ample parking make for an ideal family restaurant property. Fully licensed with 190 seats in + out, and zero restrictions. Features huge 20 foot commercial hood and 2 walk-ins. Training provided or rebrand into a new concept, cuisine or franchise.

Currently operating as 2 concepts in one; a sit-down restaurant and a QSR, there is enough square footage to allow for multiple revenue streams. At almost 4,000 sq ft and a lease term of 5 + 5 + 5, the lease rate of \$8,023 gross is a steal.

**READY FOR SECONDS?**

Call me to discuss this listing today.

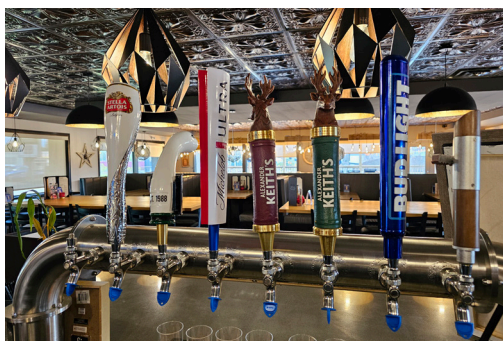


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## OTHER LOCATIONS:



### FINNIGAN'S TAVERN

- Irish pub & tavern in downtown Brockville
- 2,160 Sq Ft
- \$2,212 Gross Rent
- Licensed for 62



### BIG SMOKE BURGER

- Premium buildout & completely renovated
- 1,382 Sq Ft
- \$4,336 Gross Rent
- Seating for 30



### BLOOMFIELD PUBLIC HOUSE

- In the heart of Prince Edward County
- 3,200 Sq Ft
- Restaurant with Property
- Licensed for 34 + 75

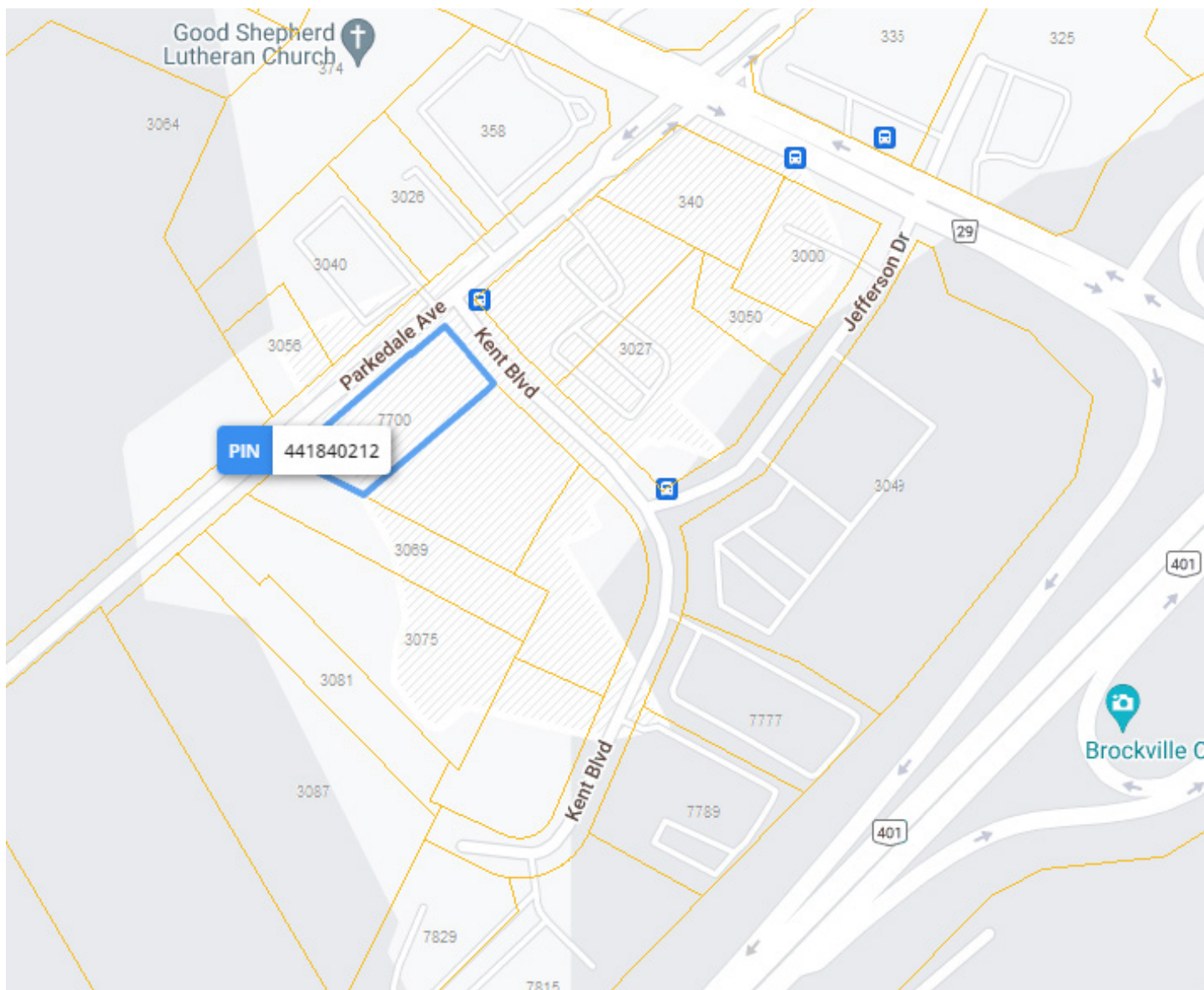


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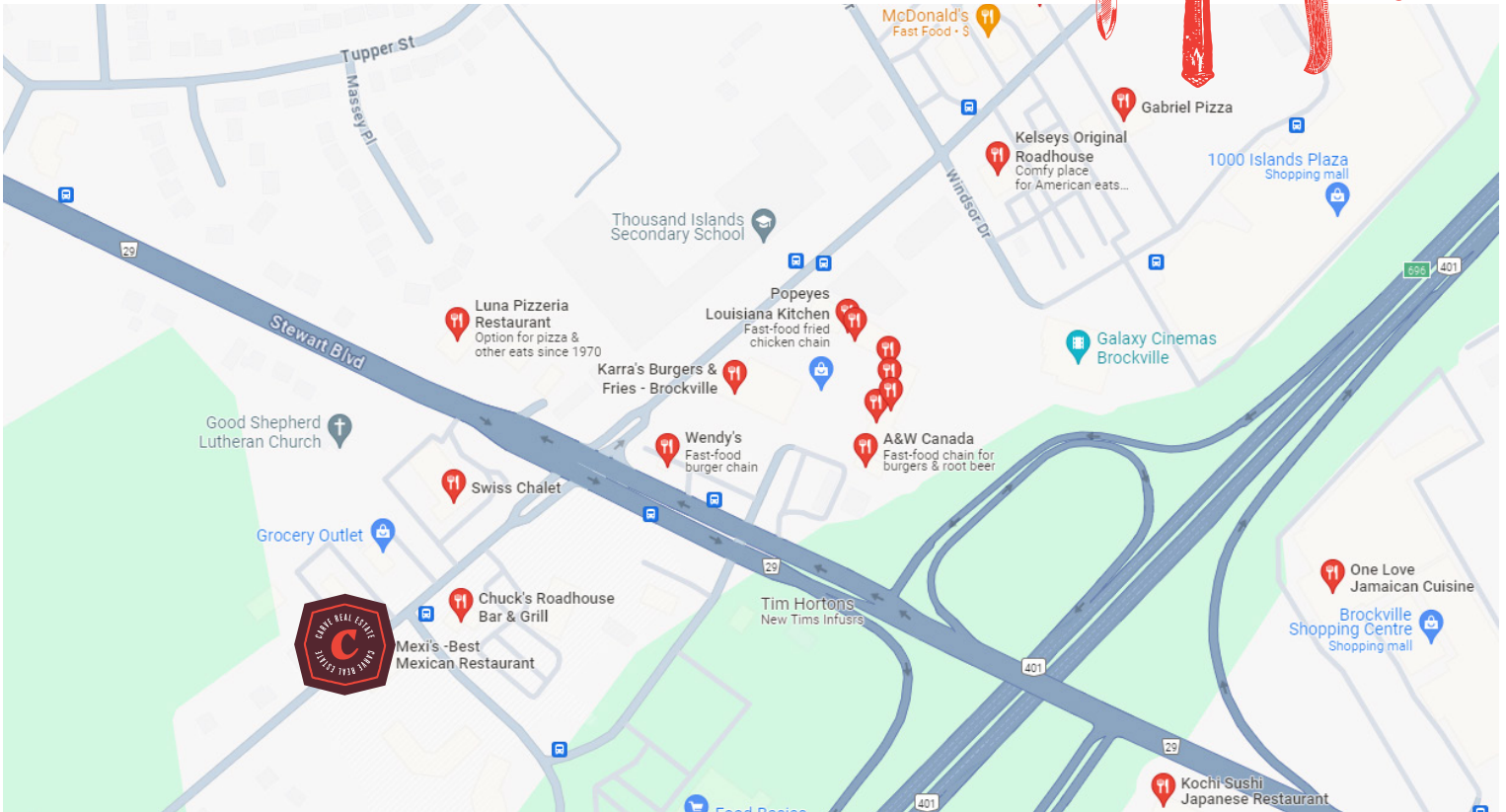


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## BUILDING DETAILS

Brockville has a rich history as one of Ontario's oldest and most charming communities. It currently has a population of nearly 30,000 residents. It lies along the St. Lawrence River, opposite Morristown, New York.

A busy location with great sales providing income + salary for a hands-on owner. Excellent, highly visible signage and ideally located.

**Property Details:** If the building structure looks oddly familiar, don't worry....it's not you. This was a Pizza Hut in the past and it has the iconic rooftop. Since then the commercial unit has been upgraded, modified, and turned into a very modern restaurant and the hard work and money show when inside. Both the front and back of house are in great condition and the commercial kitchen is set up to handle a full house.

### LOT SIZE

**Frontage:**

126.00 ft along Kent Blvd

**Depth:**

Approximately 274.00 ft

**Dimensions:**

71.89 ft x 1.07 ft x 263.70 ft x  
137.08 ft x 285.35 ft x 126.00 ft

**Size:**

39,374.35 ft<sup>2</sup>



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