



FOR SALE

130 MAIN ST W, NORTH BAY

\$174,000

\$2,832 Gross Rent

3,000 Sq Ft

Quick Service Restaurant

GOOD GLAZE DOUGHNUTS

The very popular Good Glaze Doughnuts on Main Street in North Bay is more than a doughnut shop, it's coffee shop, bakery and a community hub. This cheerful bakery space seats 40 and while it might be large in size it is nonetheless easy to run with minimal staff. A sunny interior accented by pink walls and great design is echoed on the frontage, with a bright blue storefront and big open windows welcoming in customers.

The kitchen has a 10 foot commercial hood, 1 walk-in fridge. There are 3 washrooms. This is a well-known business and training is available to an operator looking to continue growth. Please do not go direct or speak to staff or ownership.

Very attractive lease rate of only \$2,832 gross rent including TMI with 5 + 5 term remaining. At 3,000 Sq Ft and a large kitchen and prep area this unit can easily be converted into a different style, cuisine, concept, or franchise.

READY FOR SECONDS?

Call me to discuss this listing today.



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

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestate.com

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

carve REAL ESTATE



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

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestate.com

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



OTHER LOCATIONS:



DUCK DONUTS

- Famous franchise from the United States
- 1,525 Sq Ft
- \$6,595 Gross Rent
- Seating for 14



RIV CHIP

- Excellent reputation & presence in the area
- 1,300 Sq Ft
- Business with Property
- Seating for 22 + 60 on Patio



DI SALVO'S BELLA CUCINA

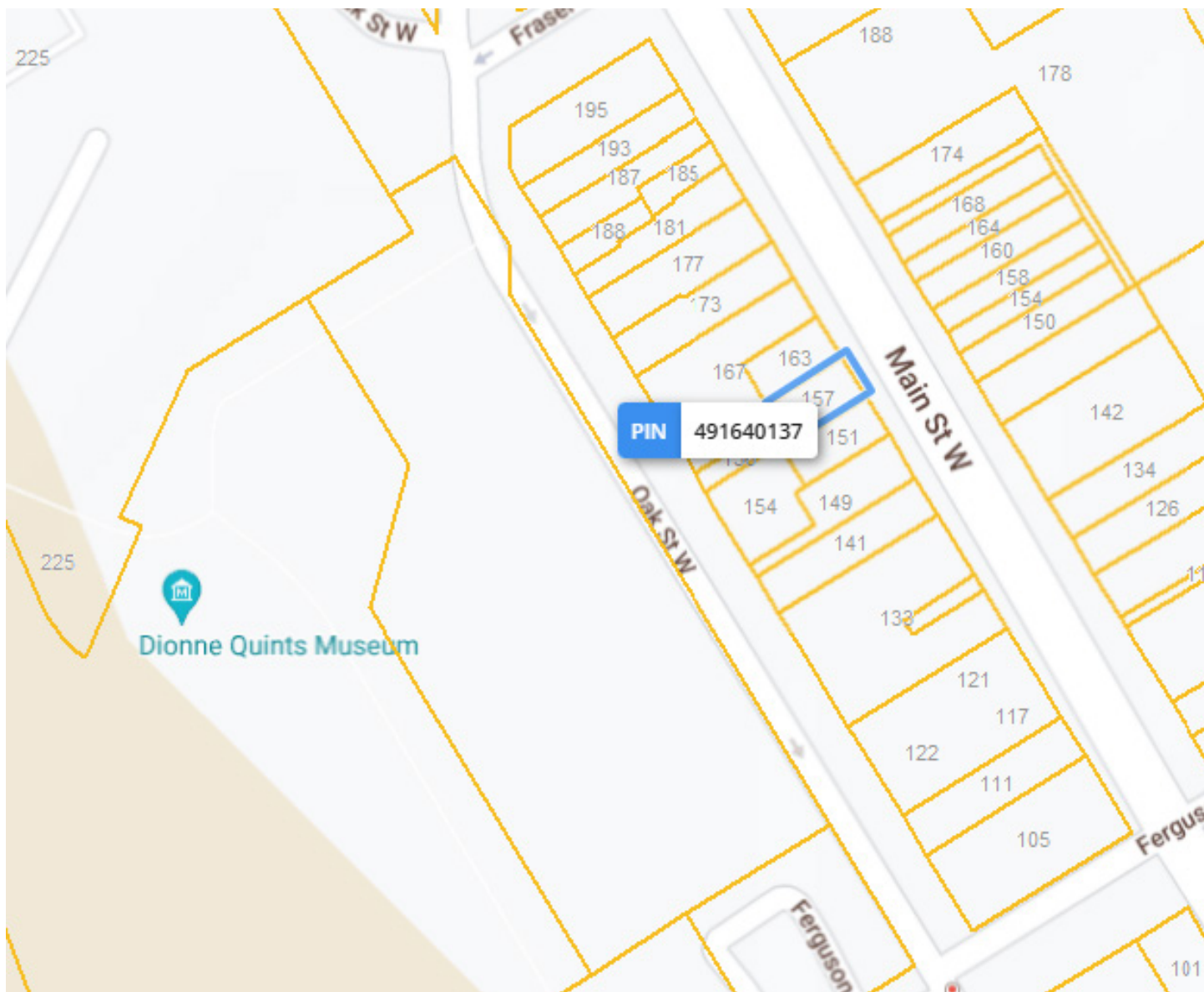
- Restaurant with Property
- 3,500 Sq Ft
- Owned Property
- Licensed for 149 + 80 Patio



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

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestate.com

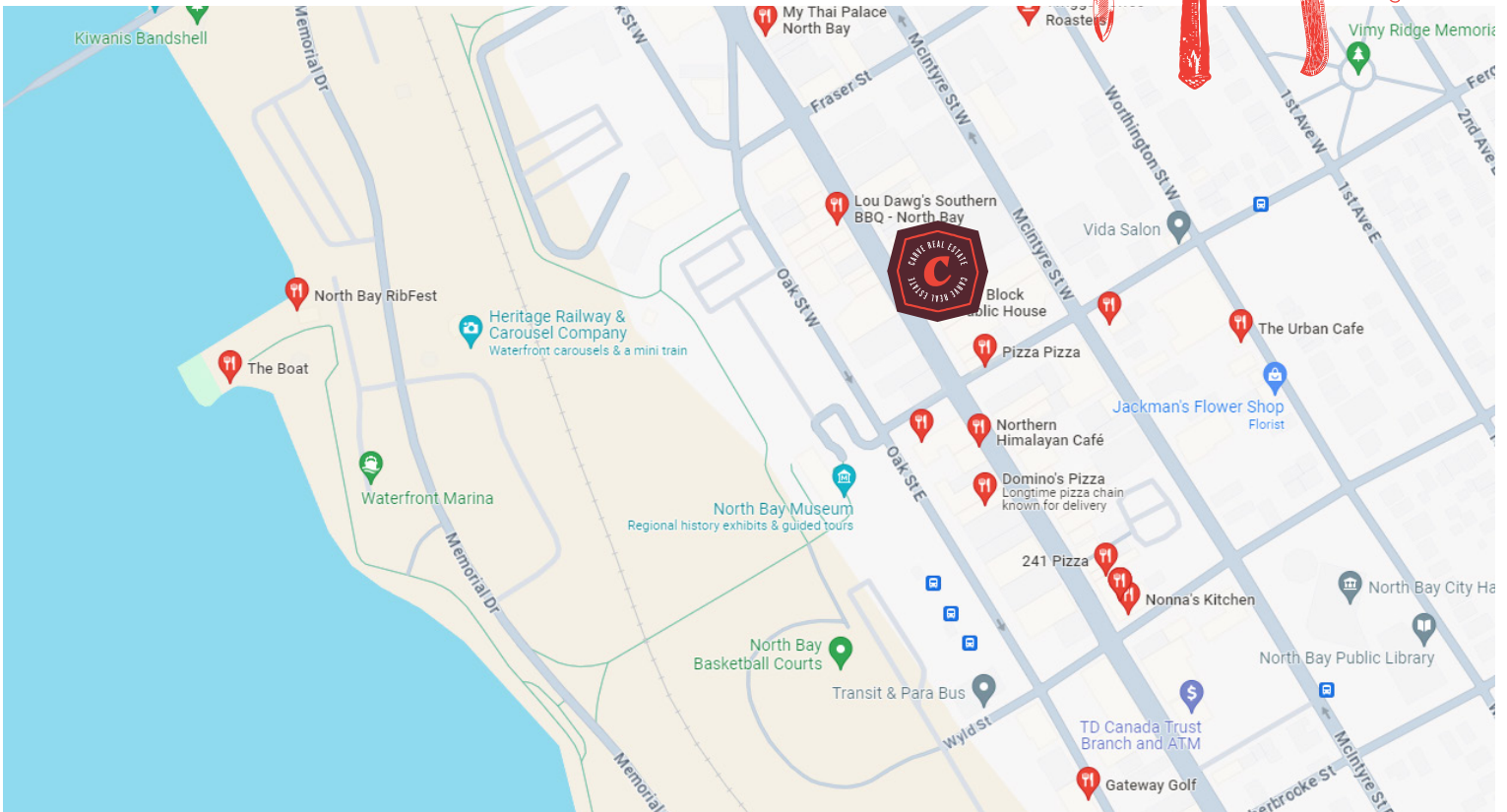
MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com



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

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestate.com

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



BUILDING DETAILS

North Bay was named one of the top 20 best investment locations in Canada and is ranked second in the province for most affordable cities. It is the main city in the immediate area and the hub for the region. It is home to a number of industries, businesses, post secondary education, and of course lots of tourism.

This business is set up on Main Street and that's just what it is. Running parallel to the beach and waterfront and home to dozens of restaurants, bars, cafes, and more.

Property Details: This is a great commercial unit that can serve as many different uses. The large 3,000 Sq Ft layout is ideal for this business but it could accommodate many other uses as well. The kitchen is large with a big hood, walk-in, and tons of prep area. This could be a sit down concept, fast food, or bakery/cafe.

LOT SIZE

Frontage:

33.0 ft along Main St W

Depth:

Approximately 66.5 ft

Dimensions:

131.10 ft x 31.64 ft x 131.11 ft x 30.83 ft

Size:

4,090.28 ft²



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

IVY KNIGHT, Real Estate Agent
416-846-7468
ivy@carverestate.com

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