



**FOR SALE**

**35 QUEEN ST E, CAMBRIDGE**

**\$299,000**

**\$5,194 Gross Rent**

**2,950 Sq Ft**

**Licensed Restaurant**

## BOSSA NOVA BRAZILIAN TASTE

Gorgeous licensed restaurant in downtown Hespeler Village in Cambridge. Bossa Nova Brazilian Taste is a brand-new build out in an historic building that has been completely renovated with a fresh buildout and all new systems and leaseholds. Bossa Nova is off to an excellent start with amazing reviews and the place looks fantastic.

Available with training or for rebranding into another franchise, cuisine, or concept. No restrictions on use. 2,950 Sq Ft layout with two separate dining rooms the flow into one another and a full chefs kitchen with an 11-ft commercial hood and a large walk-in fridge. Please do not go direct or speak to staff or ownership.

Attractive lease rate of \$5,194 Gross Rent including TMI with 5 + 5 years remaining. Big liquor license of 120 + 40 on the sunny patio with views of the river. Lovely facade on Queen Street with great visibility and signage.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## OTHER LOCATIONS:



### DAMASK RESTO MARKET

- QSR - Market - Bakery
- 2,473 Sq Ft
- \$8,155 Gross Rent
- Seating for 24 + 12



### PIATTO PIZZERIA + ENOTECA

- Italian Restaurant
- 3,200 Sq Ft
- \$5,850 Gross Rent
- Licensed for 99 + 50



### ST. LOUIS BAR & GRILL

- St. Louis Franchise
- 3,000 Sq Ft
- \$10,619 Gross Rent
- Licensed for 120

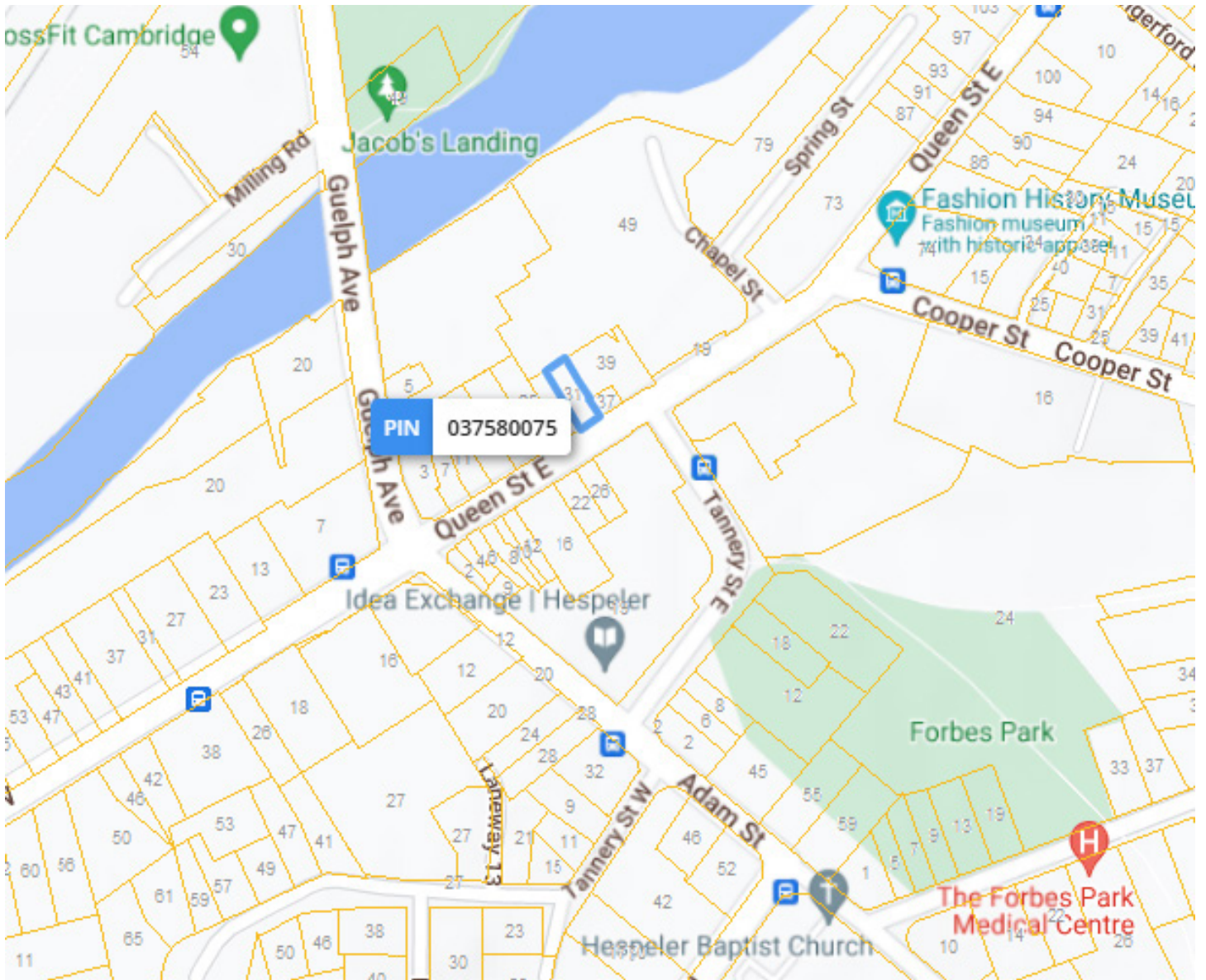


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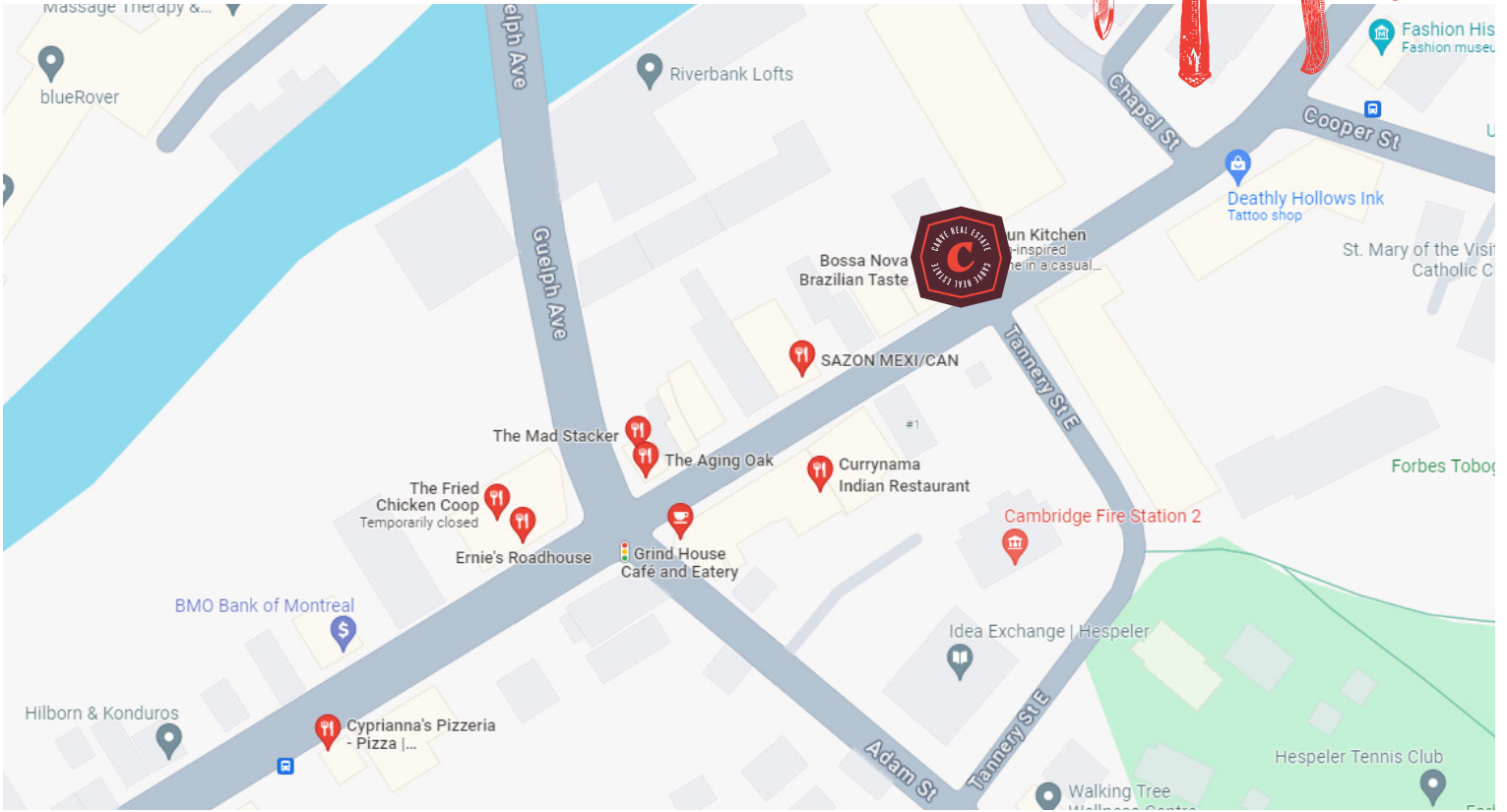


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## BUILDING DETAILS

Cambridge is located at the confluence of the Grand & Speed rivers. The city population was 138,479 as of the 2021 census. Along with Kitchener & Waterloo, it is one of the 3 core cities of the country's 10th-largest metropolitan area.

Hespeler is one of Cambridge's three villages along with Galt and Preston and its historic downtown is home to many popular restaurants and businesses. There are many municipal lots and tons of street parking.

**Property Details:** This unit has been rebuilt and features new leaseholds and systems including plumbing, electrical, gas, sound, security, and more. It is essentially a brand-new commercial unit in a lovely older building in a historic area.

The back patio has views of Jacob's Landing and the Hespeler Falls - Speed River Dam.

### LOT SIZE

**Frontage:**

34.12 ft along Queen St E

**Depth:**

Approximately 69.84 ft

**Dimensions:**

1.05 ft x 69.84 ft x 34.91 ft x  
100.63 ft x 33.45 ft x 30.48 ft

**Size:**

3,433.68 ft<sup>2</sup> (0.079 ac)



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