



**FOR SALE**

**604 SANTA MARIA BLVD, MILTON**

**\$599,000**

**\$12,035 Gross Rent**

**2,800 Sq Ft**

**Sports Bar Franchise**

## ST. LOUIS BAR & GRILL

St. Louis Bar & Grill modern location in a newer plaza on Derry Road in Milton. Located in a premium plaza with McDonald's and Tim's, this store dates back to 2018 and does outstanding sales well above the franchise norms. 2,800 Sq Ft layout with a big liquor license of 114 + 52 on the patio.

Full production commercial kitchen with a big 20-ft commercial hood and 2 walk-ins (1+1). Full training and support from head office pending franchisor approval. Royalties of 5% + 2%. Please do not go direct or speak to staff.

Gross lease rate of \$12,035 including TMI with 4 + 5 + 5 years remaining. Great location on the corner of a busy plaza with tons of signage on 3 sides and a great patio with parking for 100 and additional signage on the plaza pylon.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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# carve REAL ESTATE



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## OTHER LOCATIONS:



### ST. LOUIS BAR & GRILL

- Sports Bar Franchise
- 3,000 Sq Ft
- \$10,619 Gross Rent
- Licensed for 120



### QDOBA

- QSR Franchise
- 2,080 Sq Ft
- \$9,530 Gross Rent
- Seating for 40



### FIREHOUSE SUBS

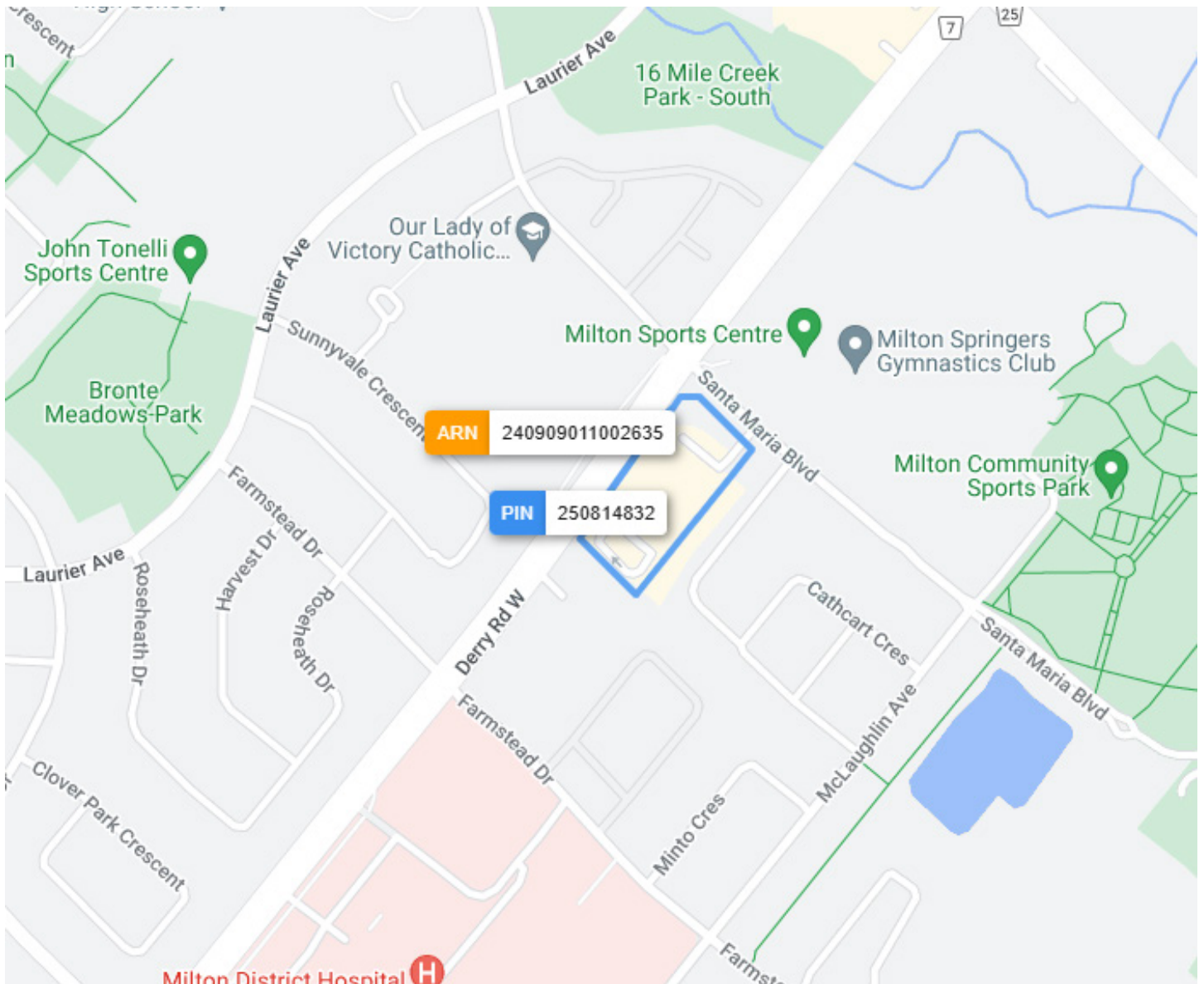
- QSR Sub Franchise
- 1,731 Sq Ft
- \$7,933.75 Gross Rent
- Seating for 30



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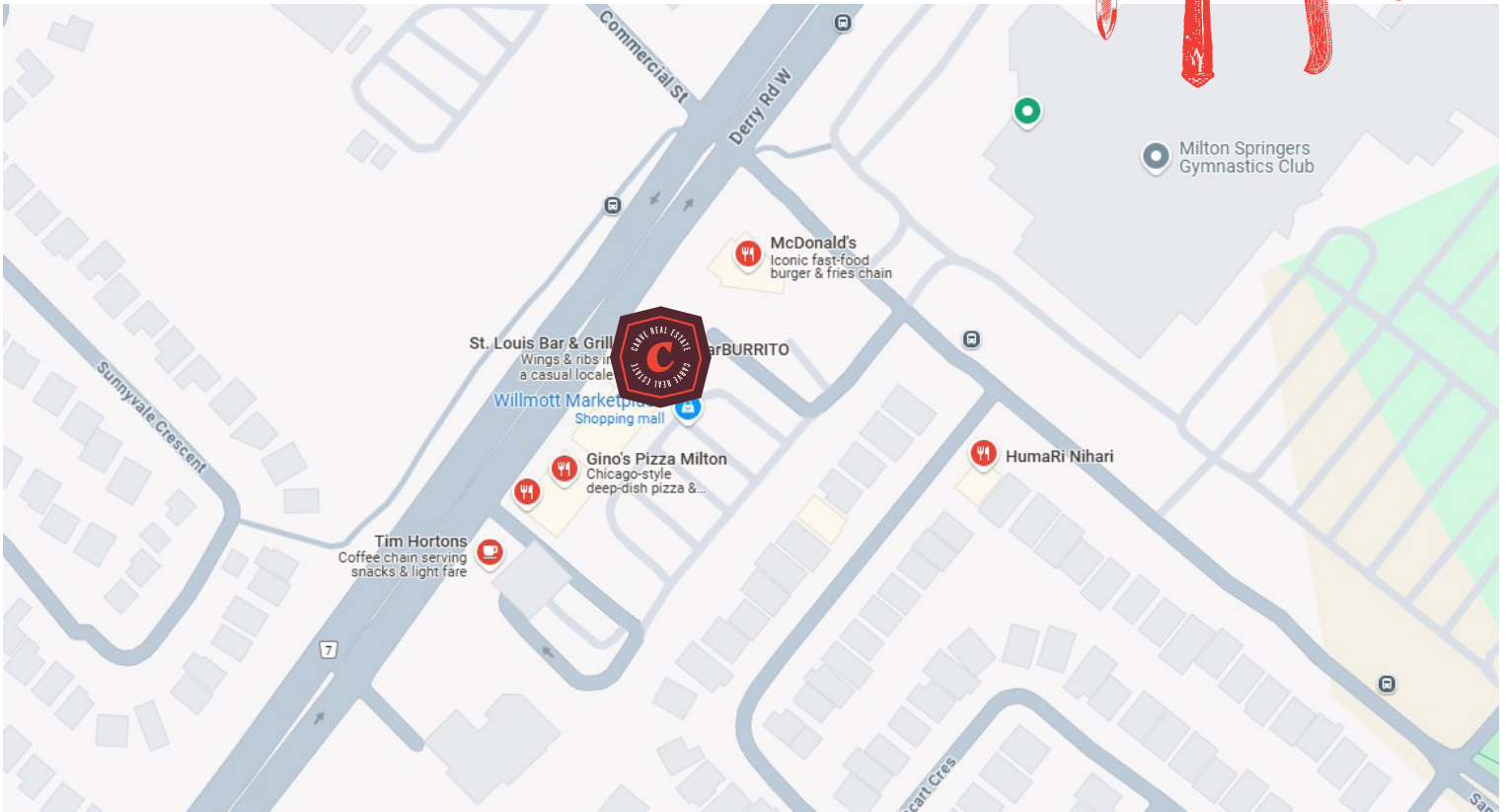
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## BUILDING DETAILS

Milton Ontario is one of the GTA's fastest growing municipalities and bedrooms communities. Located directly off of Highway 401 west of the City of Toronto and with an affluent population and nestled between Guelph and the Tri-City Area and the Mississauga/Brampton area.

This plaza in particular has a large array of AAA tenants that includes McDonald's, Tim Horton's, Popeyes Louisiana Kitchen, Cobs Bread, Firehouse Subs, Gino's Pizza, and more.

There are well over a hundred parking spaces with great pylon signage and visibility with signage for the business on both sides of the building (front and rear).

**Property Details:** This business has been in operation since 2018 and is very established. There is a large hospital just next door and tons of residential with a good commercial mix on one of the main streets in Milton.

### LOT SIZE

**Frontage:**

279.71 ft along Santa Maria Blvd

**Depth:**

Approximatley 622.40 ft

**Dimensions:**

26.99 ft x 263.69 ft x 622.40 ft  
 x 248.68 ft x 62.92 ft x 43.62 ft  
 x 28.23 ft x 322.61 ft x 1.00 ft x  
 113.11 ft x 46.40 ft

**Size:**

177,690.46 ft<sup>2</sup>(4.079 ac)



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