

**FOR SALE**

**926 SIMCOE ST N, OTTAWA**

**\$399,000**

**\$5,000 Gross Rent**

**3,500 Sq Ft**

**Licensed Restaurant with Patio**

## SIMCOE RESTOBAR & LOUNGE

Simcoe Restobar & Lounge is a fully renovated licensed restaurant with a patio in a standalone building on Simcoe Street in Oshawa. This building has been home to many different concepts over the years and is very well-known for live music and bands.

This business did major renovations to the space when it took over and it shows. Parking for 30 and a pylon for signage located between Rossland and Taunton in a very busy part of Oshawa with the University nearby. Please do not go direct or speak to staff or ownership.

Very attractive lease rate of \$5,000 Gross Rent including TMI with 4 + 5 years remaining in a 3,500 sq ft space. Licensed for 249 + 34 on the patio. Full commercial kitchen with a 12 ft hood, and 2 walk-in fridges, and 1 walk-in freezer.

**READY FOR SECONDS?**

Call me to discuss this listing today.

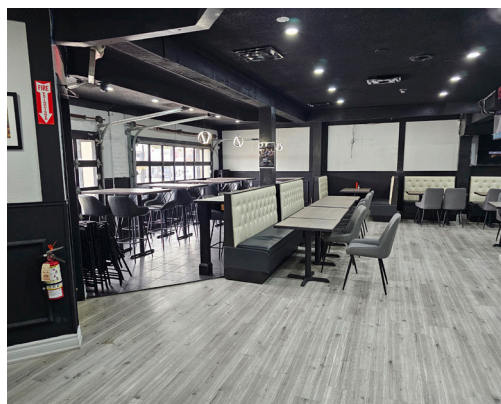


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# carve REAL ESTATE



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## OTHER LOCATIONS:



### COPPERWORKS

- Licensed Restaurant
- 3,500 Sq Ft
- Outstanding lease rate of \$8,495 Gross
- Impressive sales and gorgeous patio



### THE ALE HOUSE

- Licensed Restaurant
- 1,000 Sq Ft
- Very popular bar in Coburg
- Great exposure and signage



### ISLAND MIX

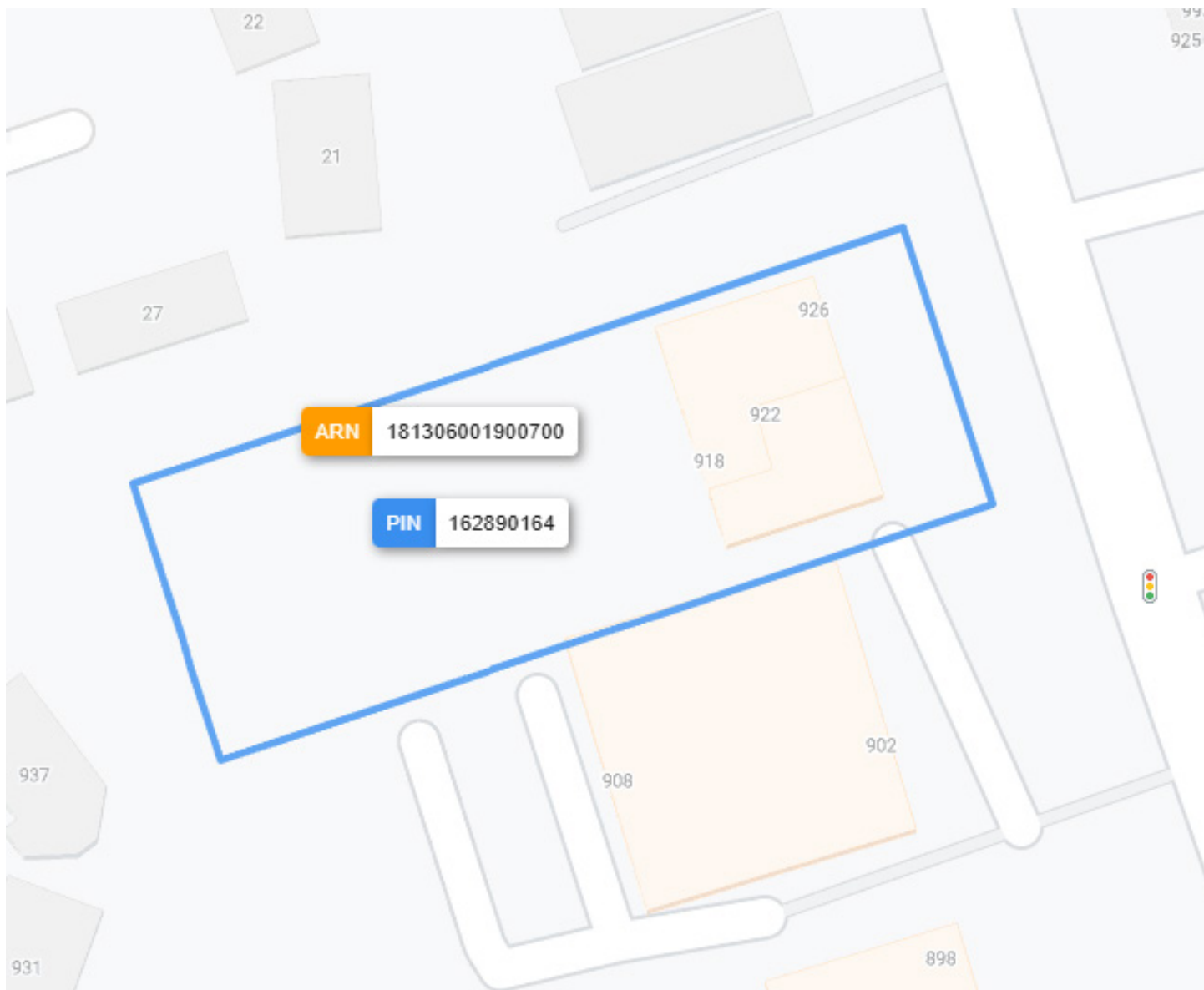
- Licensed Restaurant
- 2,265 Sq Ft
- Big liquor license of 72 + 48
- Tons of parking and visibility from King St.



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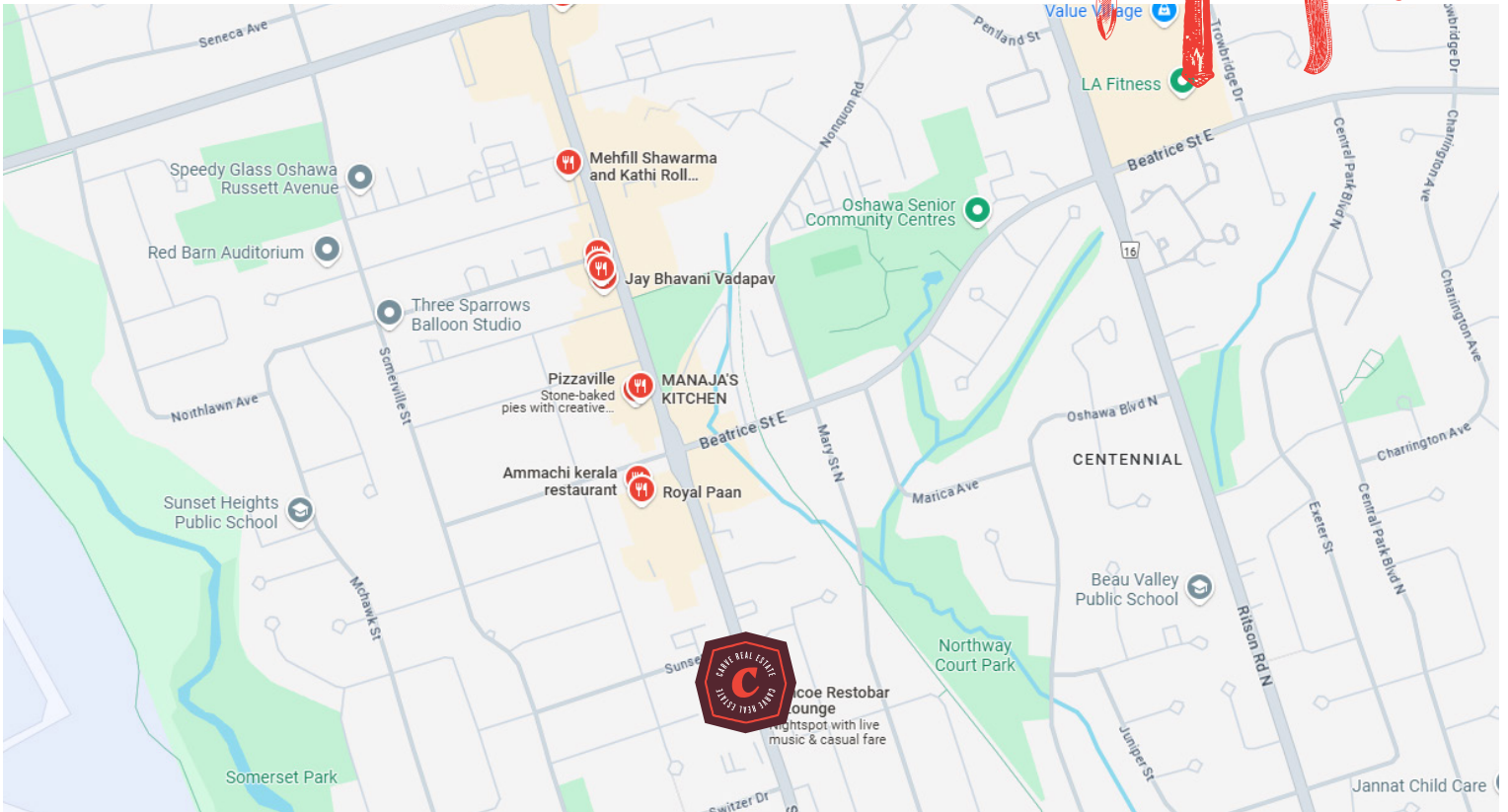
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## BUILDING DETAILS

This is a great opportunity for two very different types of operators.

For someone looking to continue the tradition of the building, it is a great music venue. Located in a stand-alone structure with no limits on noise is it ideal for operating a late-nite type of restaurant or bar.

Given the 3,500 sq ft layout with a full basement, the very large liquor license, a full commercial kitchen, and the incredible rent, this is an excellent opportunity for just about any type of larger restaurant concept to take over and convert into their own concept, cuisine, or franchise.

**Property Details:** Tons of power, lots of parking options, signage on both the building and the pylon. Great location in a busy part of town.

### LOT SIZE

**Frontage:**

110.10 ft

**Depth:**

307.44 ft

**Area:**

33,637.19 ft<sup>2</sup> (0.772 ac)

**Perimeter:**

833.33 ft

**Measurements:**

307.35 ft x 109.23 ft x 307.44 ft x 110.10 ft



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