



**FOR SALE**

**4057 NEW ST, BURLINGTON**

**\$429,000**

**\$11,062 Gross Rent**

**5,000 Sq Ft**

**Licensed Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## THE SLYE FOX

The Slye Fox in Burlington is the original. Very popular and well-known pub and restaurant with a long history. Located in a busy plaza at Walkers Line and New Street with very solid sales. Available with training or convert this great buildout into your own concept, cuisine, or franchise.

Lots of signage including the on the pylon in a plaza with well over 100 parking spaces. Great layout that includes tons of seating area, party room, dart boards, and a long classic bar. Please do not go direct or speak to staff or ownership.

Lease rate of \$11,062 Gross Rent including TMI with 5 + 5 + 5 years remaining. Big liquor license for 210. Big commercial kitchen with a 13-ft hood and a large walk-in hood. Able to handle any type of cuisine.



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# carve REAL ESTATE



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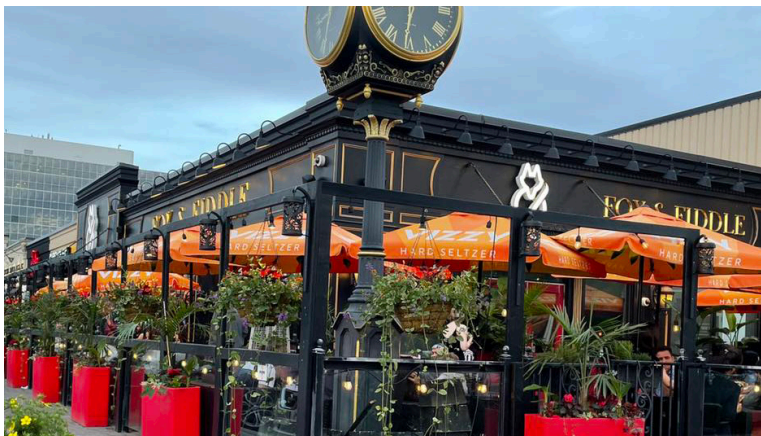


## OTHER LOCATIONS:



### THE SLYE FOX - BINBROOK

- Licensed Sports Bar
- 2,400 Sq Ft
- 7,610 Gross Rent
- Successful sports bar in a popular plaza



### THE FOX & FIDDLE

- Sports Bar Franchise
- 5,000 Sq Ft
- \$23,851 Gross Rent
- Long history of impressive sales



### ST. LOUIS BAR & GRILL (BRANTFORD)

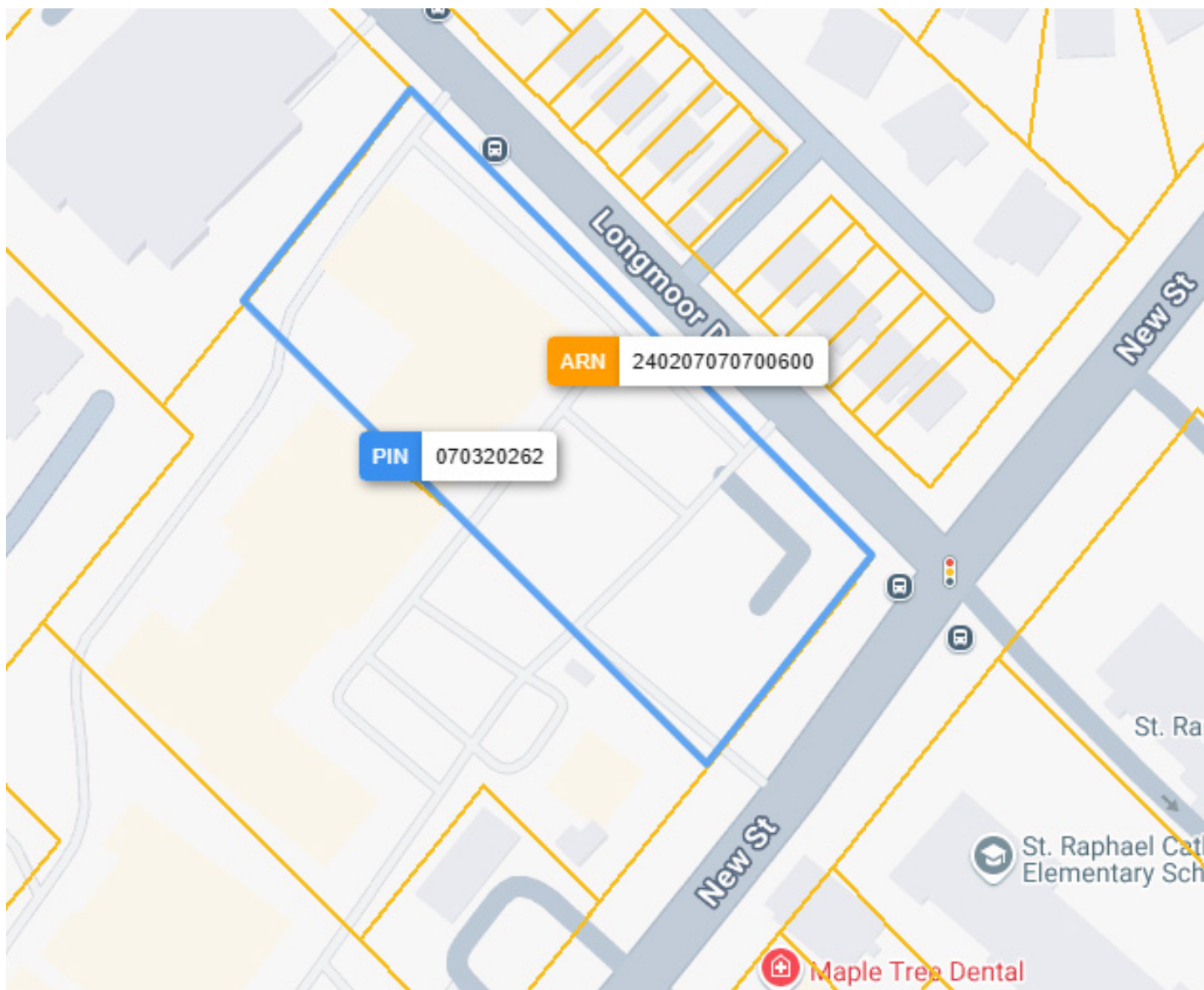
- Sports Bar Franchise
- 3,000 Sq Ft
- \$10,619 Gross Rent
- Licensed for 120



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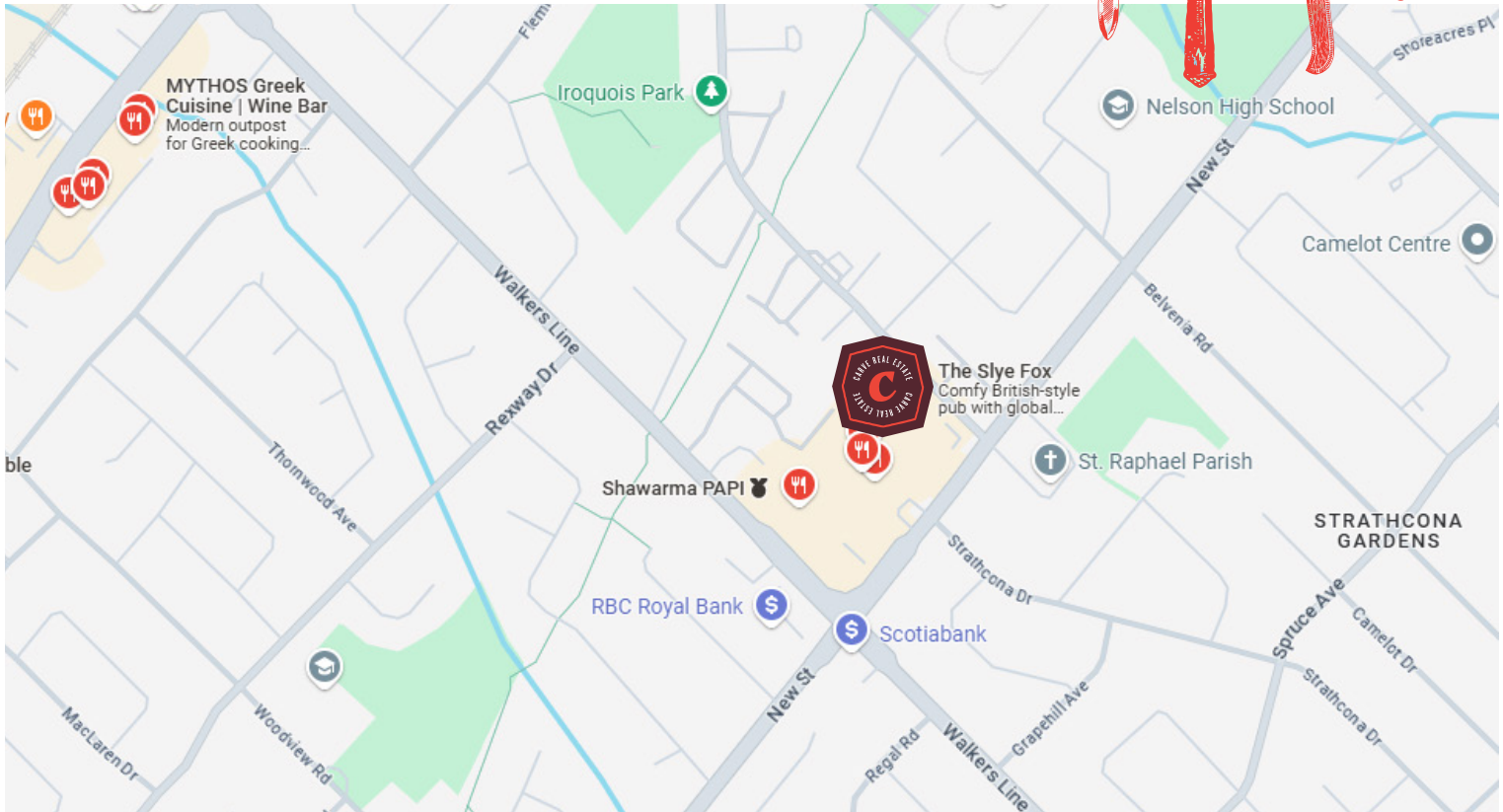
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## BUILDING DETAILS

This is an excellent opportunity to take over an existing restaurant and pub with an established customer base and established sales. One of the most popular bars and establishments in the area.

Ideal for hands-on ownership as the sales are impressive and the place is very easy to run with a great alcohol/food ratio.

**Property Details:** Steel roof construction and 200-amp 3-phase power on a concrete pad with no tenants above. Easy to maintain and manage.

The back of house is large with a big kitchen, prep area, office, and lots of storage.

### LOT SIZE

**Frontage:**  
199.66 ft along x New St

**Depth:**  
Approximately 492.57 ft

**Dimensions:**  
202.36 ft x 492.23 ft x 199.66 ft  
x 492.57 ft

**Size:**  
98,371.28 ft<sup>2</sup> (2.258 ac)



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