



**FOR SALE**

**1 KING WILLIAM ST, HUNTSVILLE**

## THE FAMILY PLACE RESTAURANT

Very profitable restaurant in downtown Huntsville Ontario with outstanding sales and excellent Net Operating Income (NOI) on top of salaries for ownership. The Family Place Restaurant and Pizza has been around for 51 years! Dating back to 1973 and under the current ownership since 2016, this money maker is tried and tested.

It functions as both a family restaurant and dinner as well as a very busy pizza place. Great location in the core of Huntsville with year round sales and BIG summer sales during the cottage season.

Great lease rate of \$7,876 Gross Rent including TMI with tons of term remaining. Big 16-ft commercial hood + convection oven, 3 pizza ovens, and a shipping container walk-in fridge behind the plaza. Tons of parking spaces, visibility, and a corner location.

**\$649,000**

**\$7,876 Gross Rent**

**2,946 Sq Ft**

**Licensed Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER LOCATIONS:



### LAKE HOUSE BISTRO

- Casual dining and award-winning wines
- 1,800 Sq Ft
- \$4,750 Net Rent
- Licensed for 40 + 32 Patio



### BEYOND THE GATE

- Cozy restaurant serving French cuisine
- 1,000 Sq Ft
- \$1,832 Gross Rent
- Seating for 24 + 30



### GLORIA'S RESTAURANT

- Very profitable breakfast & lunch diner
- 4,000 Sq Ft
- \$10,000 Gross Rent
- Licensed for 134



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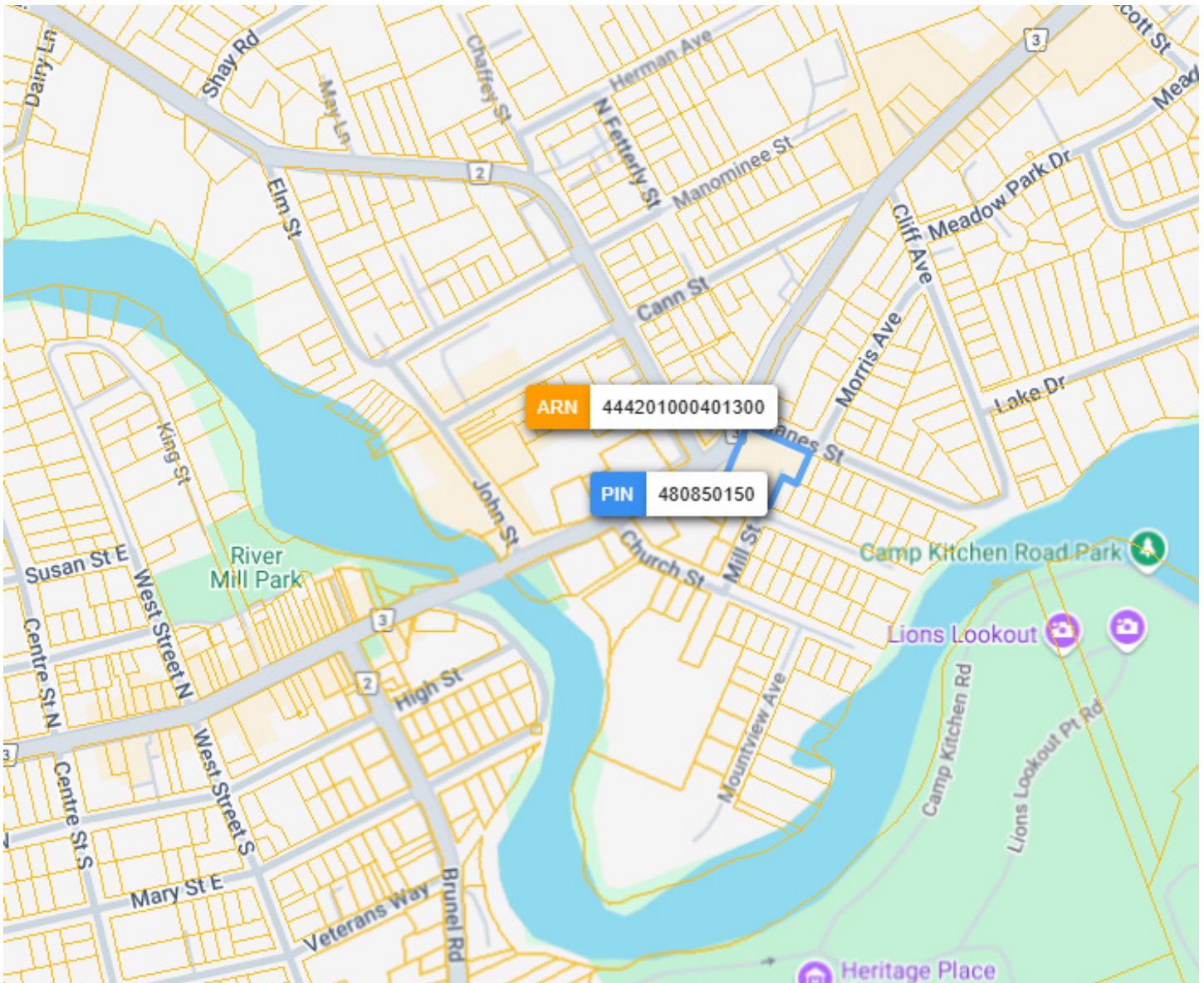
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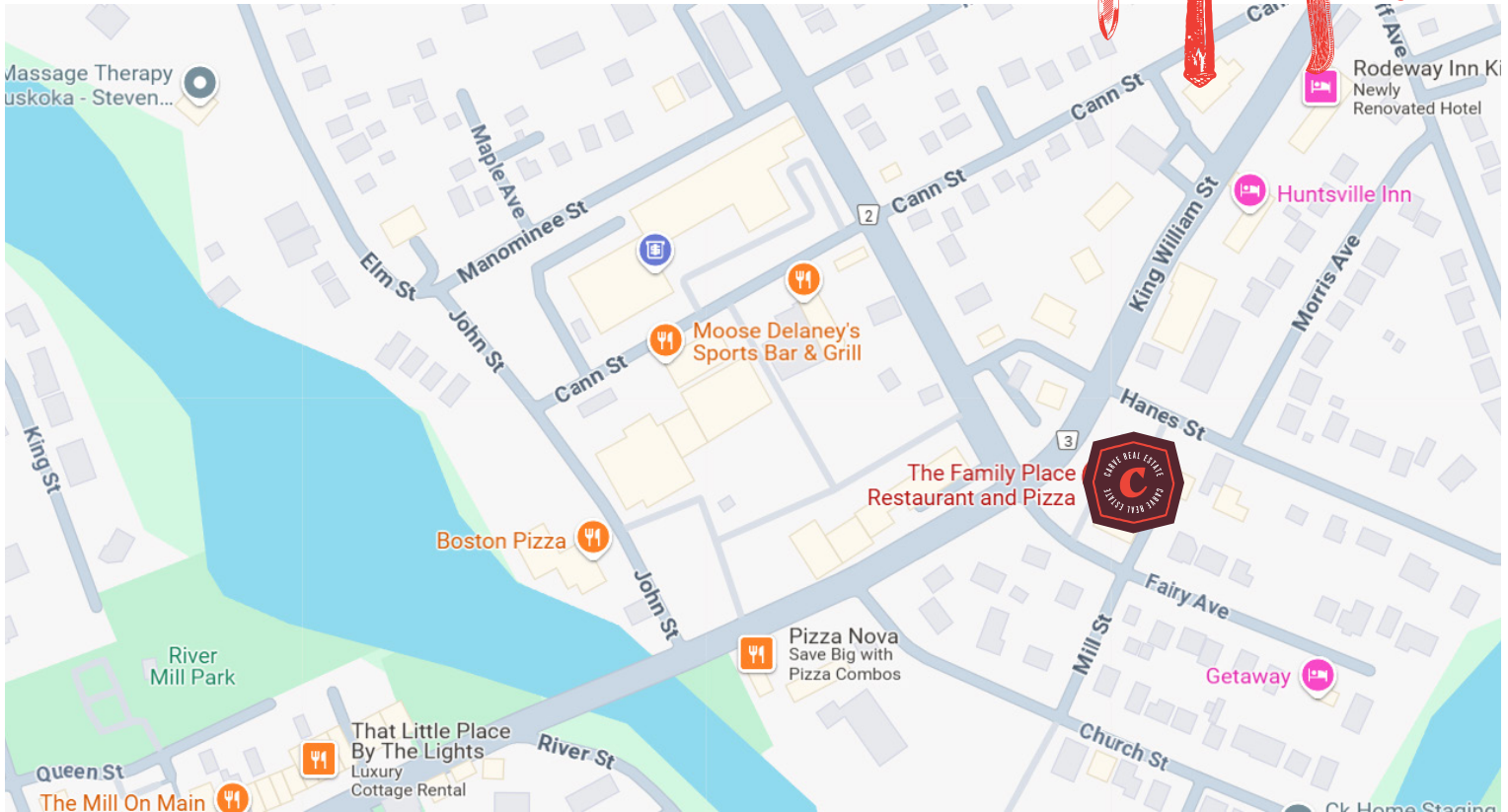
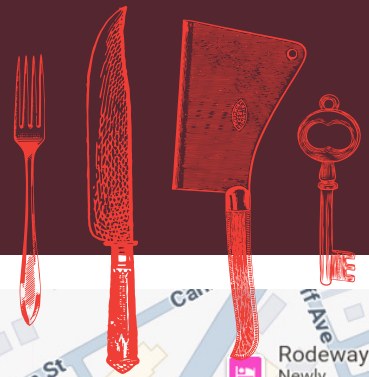


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## BUILDING DETAILS

Huntsville is the largest and most populated of Muskoka's big 3 towns. It is also the most northern and the one that is farthest away from Toronto and the GTA. This business has been a part of the town since 1973 giving it 52 years and making it one of the oldest businesses in the entire area.

Operating 6 days a week and opening at 6:00 am, this is a breakfast place. It closes at 8 pm most days and boasts excellent sales at lunch and dinner making it a classic diner as well. Finally, it is a very popular pizza place that has a ton of pickup and due to the owner's preference, it does not do delivery, which of course it could.

**Property Details:** Classic concrete pad construction means that there is no basement to maintain. The systems are all above grade with garbage and grease bin to the rear of the building. There is an upgraded 400-amp panel and the restaurant saw major renovations in 2024. It is in excellent condition.

### LOT SIZE

**Frontage:**  
208.00 ft along King William St

**Depth:**  
Approximately 182.00 ft

**Dimensions:**  
207.46 ft x 167.12 ft x 104.70 ft x  
50.33 ft x 103.78 ft x 224.69 ft

**Size:**  
40,719.83 ft<sup>2</sup> (0.935 ac)



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