

# \$12,500 - 169 Front Street, West Nipissing (sturgeon Falls)

MLS® #X12133726

**\$12,500**

0 Bedroom, 0.00 Bathroom, 11,584 sqft

Retail on 0.00 Acres

Sturgeon Falls, West Nipissing (sturgeon Falls), Ontario

Here's your opportunity to lease an existing and iconic restaurant in the desirable community of Sturgeon Falls located on the TransCanada Highway of West Nipissing. This landmark comes with 1 bar, 1 restaurant, 1 banquet hall, and 1 drive thru. The well established Gervais Restaurant has been serving up family fare to the community since 1955 and has been operated by the same family for the last 25 years. The restaurant, bar, banquet hall and drive thru will all be available vacant on possession. With an incredible liquor license capacity of 441, the opportunities are endless for growing your business including ample parking that surrounds the property. The restaurant can be converted to a new brand or stay the same. The kitchen is equipped with 3 exhaust hoods with fire suppression, plenty of storage, large walk in fridge and freezers, large dish area and prep area, offices, and everything required to facilitate your restaurant needs. **\*\*EXTRAS\*\*** \* Total Square Footage = 11,584 \* Restaurant + Country Style + Dining Room + Bar \* LLBO = 441 \* 65 Parking Spots \* Fully Equipped And Ready To Operate \* Drive Thru Available \* Gross Lease = \$12,500 + HST \* (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12133726 |
| Price          | \$12,500  |
| Bathrooms      | 0.00      |
| Square Footage | 11,584    |
| Acres          | 0.00      |
| Type           | Retail    |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 169 Front Street                |
| Subdivision | Sturgeon Falls                  |
| City        | West Nipissing (sturgeon Falls) |
| Province    | Ontario                         |
| Postal Code | P2B2H9                          |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 65 |
|----------------|----|

### Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

### Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | 264.01 x 195.5 FT |
|-----------------|-------------------|

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | ROYAL LEPAGE REAL ESTATE SERVICES LTD. |
|----------------|----------------------------------------|



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Listing information last updated on October 28th, 2025 at 12:01am PDT