# \$259,000 - 169 Front Street, West Nipissing (sturgeon Falls)

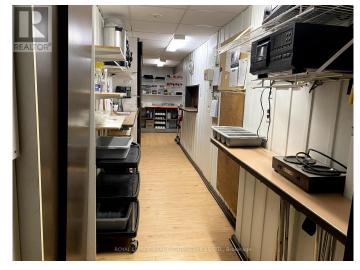
MLS® #X12148079

### \$259,000

0 Bedroom, 0.00 Bathroom, 11,565 sqft Business on 0.00 Acres

Sturgeon Falls, West Nipissing (sturgeon Falls), Ontario

Here's your opportunity to own 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. Strong consistent sales ready for new ownership. \*\*EXTRAS\*\* \* Restaurant = 900 sf \* Country Style = 1118 sf \* Dining Room = 3638 sf \* Bar = 2126 sf \* BOH = 3802 sf \* LLBO = 441 \* Gross Lease = \$12,500 + HST \* Pylon Signage \* Drive Thru Available \* 65 Parking Spots \* (id:6289)







#### **Essential Information**

Listing # X12148079

Price \$259,000

Bathrooms 0.00

Square Footage 11,565

Acres 0.00

Type Business

# **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 Other

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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