

\$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
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Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	264.01 x 195.5 FT
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Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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