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RAY LOYA

905.906.5692
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Fifties Diner For Sale

Business For Sale: 649 4th Line, Oakville



SALE PRICE:	\$299,900
TAXES:	Included in TMI
LEASED SPACE SIZE:	4700 sf
LEASE EXPIRY:	Mar 31, 2022
LEASE RATE:	\$10.00/psf Rent \$10.50/psf TMI
UTILITIES:	Tenant Pays
OPTION TO RENEW:	2 x 5 year terms
ZONING:	DC
BUSINESS HOURS:	Mon- Wed 7am -4pm Thurs – Sat am 7 -8pm Sunday 8 am – 4 pm

- COMMENTS:**
- Great retail end-cap space in neighbourhood plaza
 - High traffic cross street with excellent visibility
 - Terrific build-outs and equipment from the kitchen to the front door!
 - Plenty of parking
 - Landmark in the Oakville community for 20 + years
 - Priced at less than you could build it plus the lease is terrific at just \$10/psf.
 - Profitable!

ADDITIONAL COMMENTS: *Please do not go direct* Contact listing agent for a tour and additional information.

<http://real.vision/649-fourth-line>



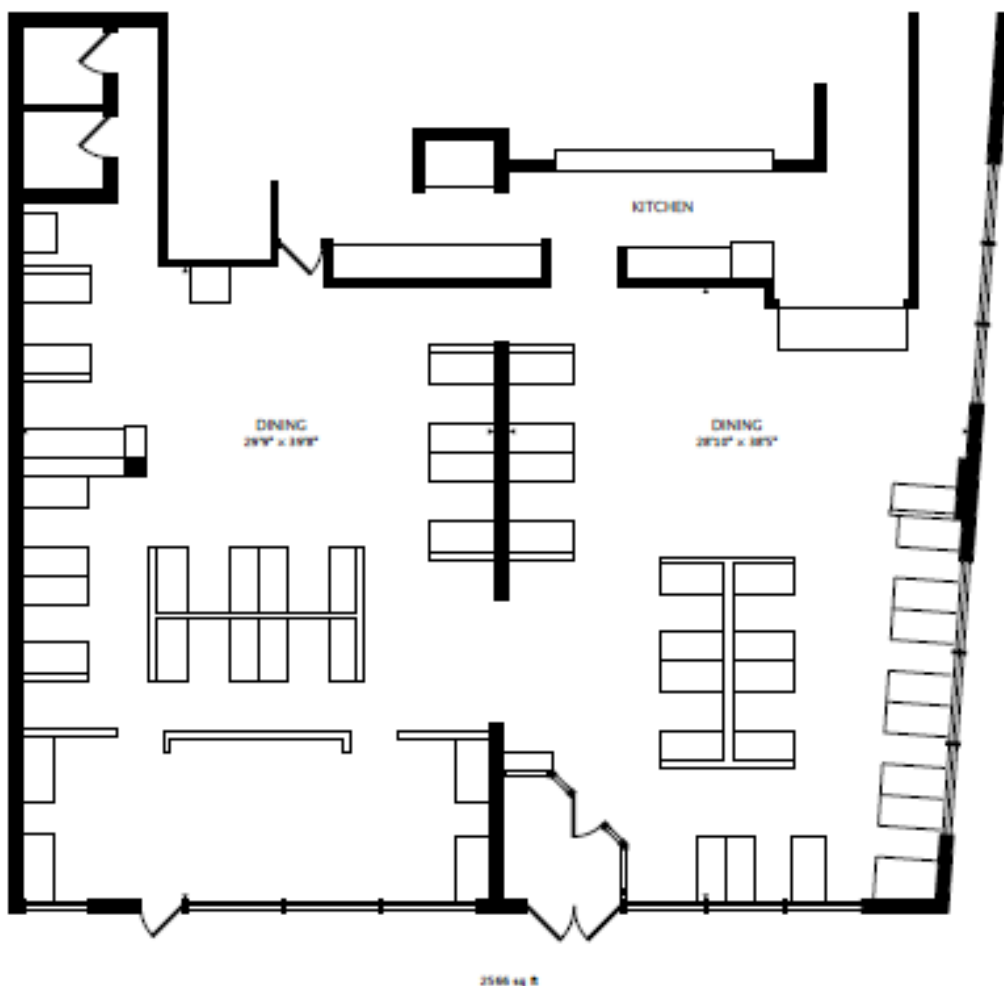
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