



**GEORGE
GICOPOULOS**
Sales Representative

COMMERCIAL GROUP
ROYAL LEPAGE
TRILAND REALTY
REAL ESTATE BROKERAGE

Royal LePage Triland Realty
Brokerage
Independently Owned and Operated, Brokerage

Office: (519) 672-9881

Fax: (519) 672-4498

Email: [ggicopoulos@royallepage.ca](mailto:gicopoulos@royallepage.ca)

www.georgegicopoulos.com

ADDRESS: 829 TALBOT STREET ST. THOMAS, ONTARIO

ASKING PRICE: \$475,000.00

TYPE OF BUSINESS: Grill & Bar (Family Style Roadhouse)

PROPERTY SIZE: Over 8,000 Sq. Ft.

YEARS OPERATED: 2 years (as "Roadhouse", over 18 years total)

LEASE: Head Lease

EXPIRY DATE OF LEASE: 5 years from completion

LEASE:

RENEWAL OPTION: 3 x 5 years each

FINANCING: T.B.A.

LICENCED: Over 250

OWNER: C.C.D. Group Inc.

COMMENTS:

Great casual style Restaurant showing significant sales and profits. Sales in excess of 1.8 million, approximately 80/20 food to alcohol ratio. Good condition with plenty of on-site paved, free parking. Absentee ownership and showing good profits, imagine what a hands on owner could do. Two private banquet rooms and licensed for over 250. Great opportunity to own a profitable operation. Total Rent below 6% of Sales. Property also for sale, details with George.

Contact George for Complete Details.