



# Marca On The Wharf

## GEM OF COBOURG ON LAKE ONTARIO!



# 165 Division Street, Unit 201, Cobourg, ON

**GREAT DESIGN, FANTASTIC LOCATION, CONSISTENT SALES!**

GREAT LOCATION AND PRESENCE ON 165 DIVISION STREET NEXT TO THE WATER!

FULLY EQUIPPED AND TURN-KEY READY. LICENSED FOR 40.

1,700 SQ.FT. OF WELL MAINTAINED USABLE SPACE.

NET RENT OF ONLY \$3,558.66/MONTH INCLUSIVE OF TMI.

NEW 5 YEAR LEASE WITH TWO 5 YEAR OPTIONS.

PATIO POTENTIAL! STRONG CONSISTENT SALES!

OVER \$500,000 OF FIXTURES & LEASEHOLDS INCLUDED!

**ASKING \$ 99,000**

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF,  
YOUR DISCRETION IS APPRECIATED.

CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.

**RYAN EARL**

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