

# Popular Burger Restaurant

LOCATED IN DOWNTOWN GUELPH

23 Quebec St, Guelph, ON N1H 2T1



ASKING \$125,000



GUELPH IS ONTARIO'S FASTEST EVOLVING URBAN CITY. DOWNTOWN GUELPH IS ON PACE TO CONTINUE ITS POPULATION GROWTH IN THE NEXT 5 YEARS!



- PERFECT 1,452 SQFT LAYOUT
- ADDITIONAL 1,370 SQFT BASEMENT WITH EXCEPTIONALLY HIGH CEILINGS
- WALK-IN FRIDGE
- TOTAL MONTHLY RENT IS \$4,042.88
- CURRENT LEASE EXPIRES DECEMBER 2025
- 5 YEAR RENEWAL OPTION
- INCLUDES 1 PARKING SPOT

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.

**CHRISTIAN PETRONIO**

SALES REPRESENTATIVE

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