

FOR SALE

BUSINESS & BUILDING - BROCKVILLE



PROXIMITY

US Border	23 km
Ottawa	115 km
Toronto	339.5 km
Montreal	206 km



11 BUELL STREET \$525,000

- Manoll's Fish and Chips; with Building Included.
- Well-established & thriving, family run business in the heart of Brockville's vibrant downtown core.
- Sellers willing to stay on 1-2 months to train new owners. Business name of 80+ years, and family recipes included.
- No parking. Currently renting two spaces in the back at \$50 for both.
- Hours are May to October 11-7 (Fridays to 7:30), 7 days a week.

Rogers & Trainor
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

ECHO PERRY-CUMBERLAND
Sales Representative

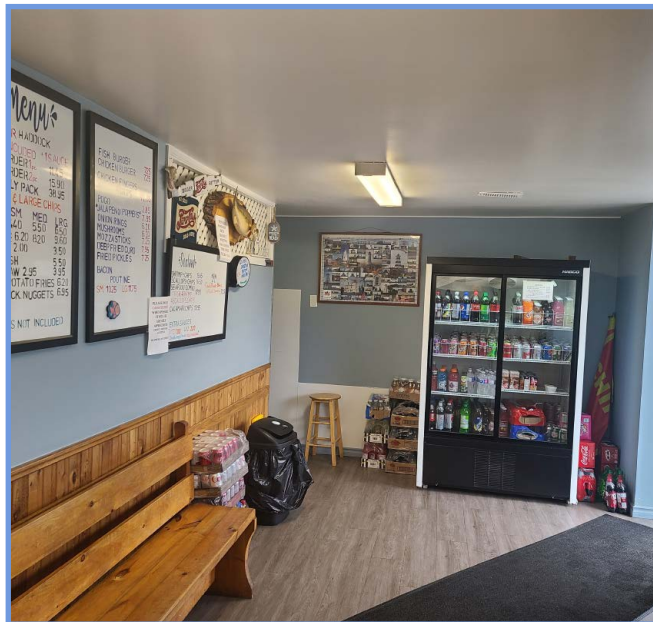
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KOSTAS DOULAS
Broker of Record

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EQUIPMENT INCLUDED:

- Hood Exhaust (Grand Fathered)
- Frigidare 17 cu ft upright
- True 48 Inch double door/stainless
- Habco 48" Cooler
- 2 Kelvinator 16 cu ft chest freezers
- Woods 21 cu ft Chest freezer
- 5 cu ft chest freezer
- 40 lb Frymaster fryer double
- 40 lb Quest fryer
- 80 lb Frymaster fryer x2
- 40 lb Royal fryer
- 40 lb Pitco fryer
- Kelvinator 4 ft salad table
- Vollrath gravy warmer
- Maytag Fridge
- Microwave
- Hobart Potato Peeler x3
- Univex Heavy Duty Mixer/attachments
- Kenmore 30" stove
- Electric Cash Register
- 6 ft Stainless Steel Counter
- 8 ft laminated counter
- Stainless Steel Potato Wash bin/stand
- Potato cutters x3
- Chrome Shelves x6
- Pans for fries x10
- Cooling fans x3
- Misc. Cooking utensils
- Bench in Waiting Area

Financials are available with a signed confidentiality agreement.

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THE CITY OF BROCKVILLE

- Brockville, “The City of the 1000 Islands”, is a community situated on Highway 401, centrally located between Toronto and Montreal, and steps away from the famous 1000 Islands.
- The 1000 Islands International Bridge and the Prescott-Ogdensburg International Bridge are minutes away.
- With a labour force of more than 200,000 people, Brockville boasts a quality of life that is top notch.



- Nearly all of Brockville’s waterfront is accessible to the public through a series of waterfront parks & river access points connected by a trail system
- The Aquarium (a 33,000 sf marine discovery centre), 1000 Islands sightseeing cruises, beautiful Heritage buildings, and Canada’s first railway tunnel are among Brockville’s many tourist attractions.
- Brockville’s downtown is home to over 300 thriving businesses, including many local restaurants, lifestyle amenities, coffee houses, craft breweries, and distilleries.

