

SIGNAL BREWERY 86-87 RIVER ROAD CORBYVILLE

FOR SALE

\$2,495,000

DRONE VIDEO



UNIQUE BUSINESS OPPORTUNITY

PROPERTY DETAILS

- +/- 1/55 Acres
- Fully Operational Brewery and Bar/ Restaurant licenced for 370 people, with additional 300 on patio
- Spectacular property with +/- 328 ft fronting onto the Moira River
- Well maintained, and fully renovated from 2014-2016
- Corbyville is a community located within the City of Belleville, Ontario
- Signal Brewing Company was opened with the intention of keeping elements of the historic Corbyville Distillery building alive
- Unique space with a rustic interior and a huge patio right on the Moira River

LAURENCE TRAINOR

Broker

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Broker of Record

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**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

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K7L 2L1

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PROPERTY DETAILS

PROPERTY TYPE: Operating as Signal Brewery

SUBJECT PROPERTY CONTAINS 3 PARCELS:

PARCEL 1 - 30,817.05 sf (.707 acres) PIN# 405240678 Waterfront

PARCEL 2 - 19,019.81 sf (.437 acres) PIN# 405230202

PARCEL 3 - 17,749.67 sf (.407 acres) PIN# 405230199

TOTAL SITE SIZE: +/-1.55 acres
Frontage: 308.6 ft. (328 ft on River)

BUILDING SIZE: +/-8,589 sf

BUILDING AGE RANGE: 100+ Years

CONSTRUCTION: Brick Construction

AREA OF IMPROVEMENTS: 8,589 sf inclusive of the restaurant and brewery, not including the patio.
Restaurant is licensed for 370 people with an additional 300 seats on the patio. (TBC)

SERVICES: Well and Septic, Electric and Gas
Cylinders contained on Parcel 2

ZONING: General Industrial & M1-34-H
TBC that the "H" symbol has been satisfied

PARKING: 30+ spaces on site

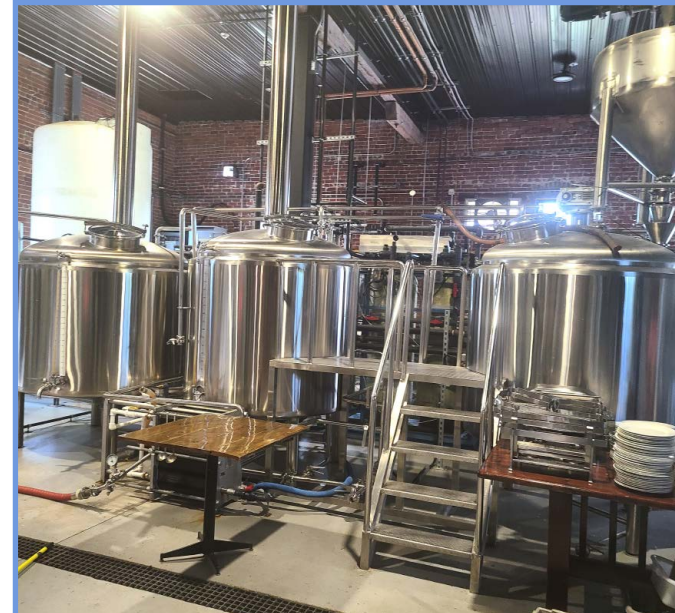
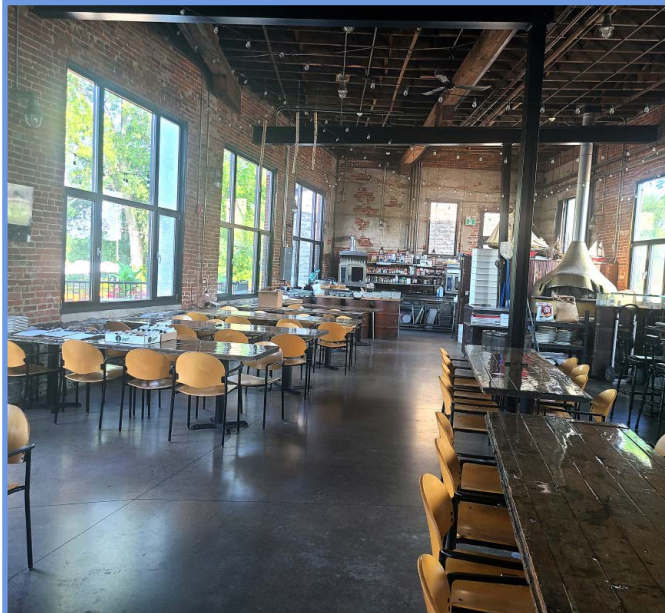
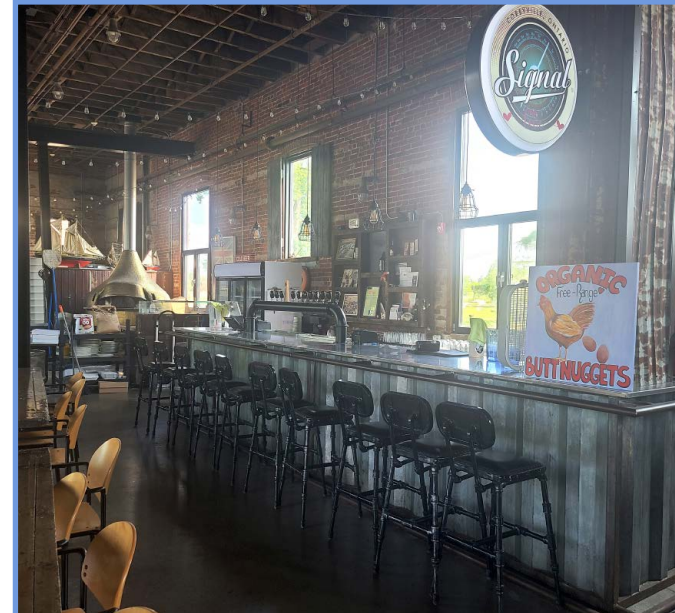
Comprehensive information package (with a list of chattels and equipment included and excluded) is available to qualified Buyers.



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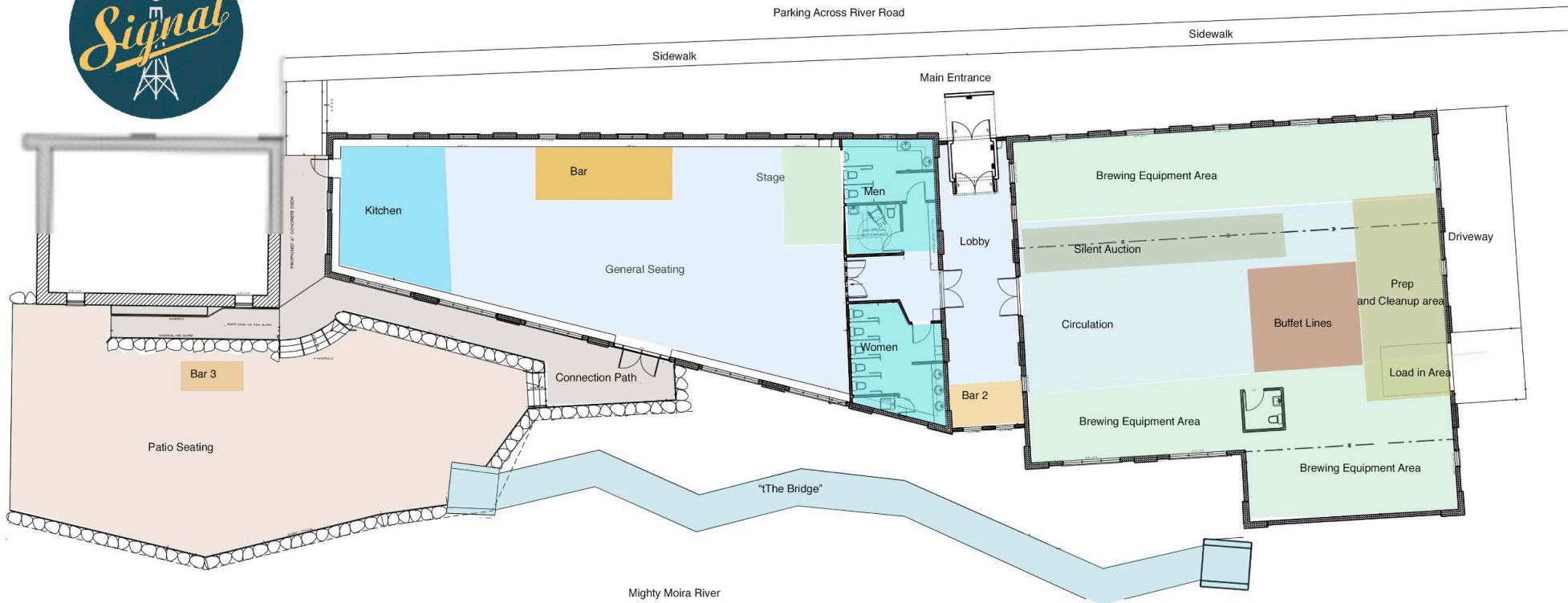
PHOTOS



FOR SALE

86-87 RIVER ROAD CORBYVILLE

BUILDING LAYOUT



FOR SALE

86-87 RIVER ROAD CORBYVILLE



Tim Hortons



3.5 KM

BELLEVILLE DOWNTOWN 7.3 KM

metro Food at its best.

FRESH CO. Fresher. Cheaper.

Walmart Save money. Live better.

Quinte Mall love shopping

SHORELINES CASINO 6.2 KM



PROXIMITY

US Border 126 km
 Ottawa 224 km
 Toronto 189 km
 Kingston 81.5 km



MOIRA RIVER

SIGNAL BREWERY

NEARBY HIGHLIGHTS

RESTAURANTS

- Boston Pizza
- Lone Star Texas Grill
- Panera
- St. Louis Bar & Grill
- Starbucks
- Montana's Cookhouse

FITNESS & RECREATION

- Galaxy Cinemas
- Goodlife Fitness
- Planet Fitness
- Black Bear Ridge Golf & Resort
- Riverside Park
- Sager Conservation Area

AMENITIES

- Petro Canada
- Canadian Tire
- Shoppers Drug Mart
- The Home Depot
- NoFrill's
- BMO, CIBC, RBC

DOWNTOWN BELLEVILLE

- Ideally situated between Toronto and Montreal, and less than half an hour from the U.S. Border
- Belleville has small town charm with the amenities of a large city
- Business and employment opportunities in both urban and rural settings
- Beautiful location with access to big markets, makes this an ideal location for businesses



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrc.com.