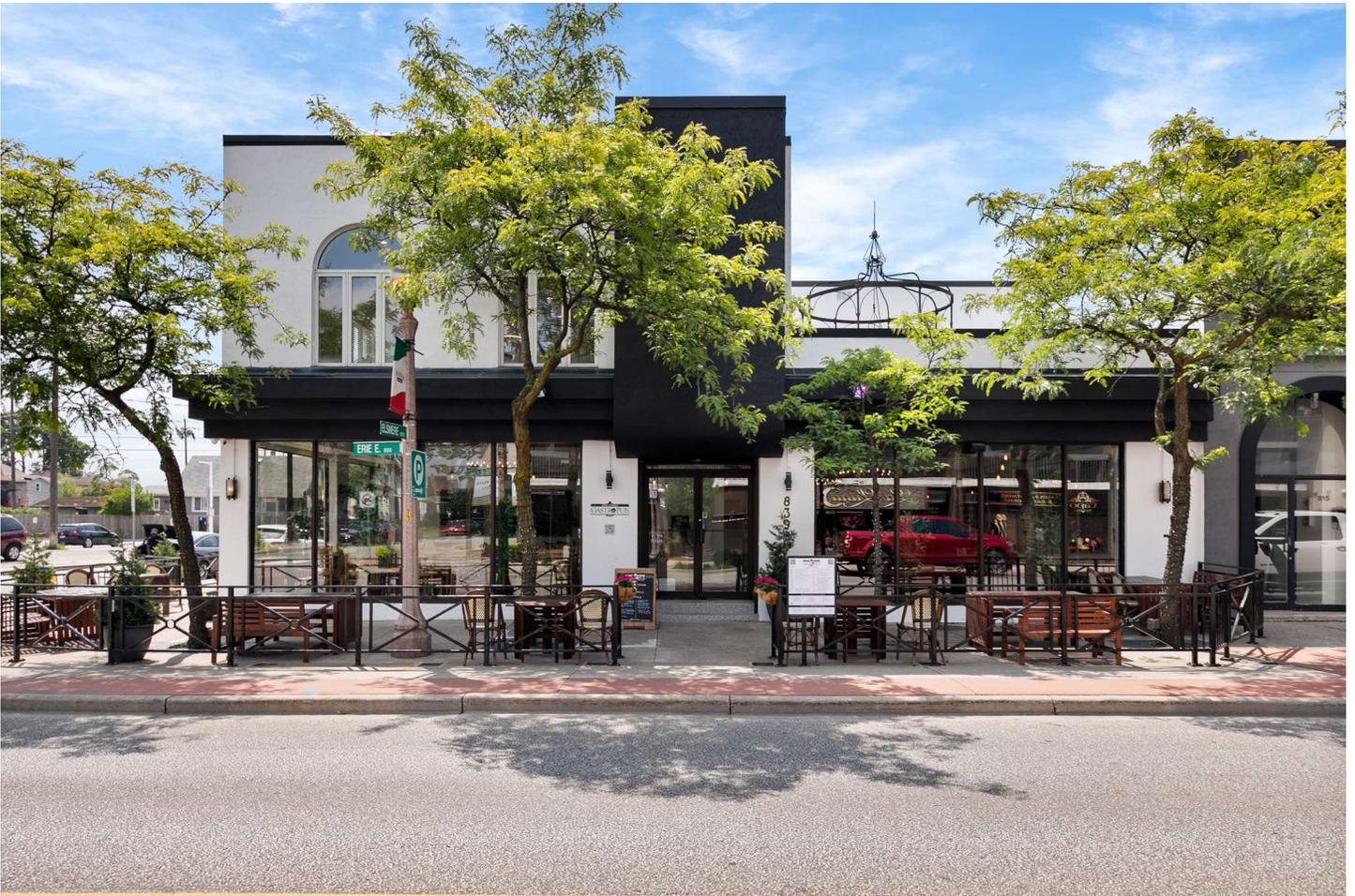


# RE/MAX

## COMMERCIAL<sup>®</sup>

Building & Restaurant For Sale  
Windsor, Ontario



**Nelson Lopes,** Broker

416-464-8326

Re/Max West Realty Inc., Brokerage

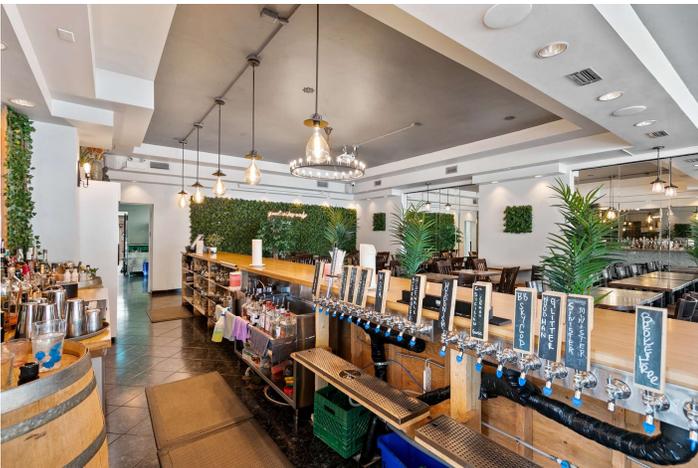
[www.nelsonlopes.com](http://www.nelsonlopes.com)

[realestate@nelsonlopes.com](mailto:realestate@nelsonlopes.com)

*Not intended to solicit Buyers currently under contract with another Brokerage*

# RE/MAX

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# RE/MAX

## COMMERCIAL<sup>®</sup>

Fantastic opportunity to buy this building and successful upscale casual pub/bistro located in an absolutely amazing area on Erie Street East, right in the heart of Windsor's historic Walkerville and Via Italia. This is one of Windsor's most vibrant neighborhoods with high pedestrian and vehicular traffic. This is a "turn-key" opportunity that's perfect for the experienced restaurateur and investor.

LLBO License for a total of 294 people (147 indoors and 147 on the patio).

The price includes the building, business, and an extensive list of chattels and fixtures.

Wonderful menu that has been well-planned and it includes Asian fusion, elevated pub food, and plenty of vegan/vegetarian and gluten free options.

The second floor offers a beautifully renovated and massive four-bedroom apartment with two separate rooftop patios and a large terrace. The modern kitchen boasts high-end "smart" appliances.

# RE/MAX

## COMMERCIAL<sup>®</sup>

### Income and Expenses

2022

2023

#### Income

\$380,370

Gross sales

\$459,964

#### Expenses

\$161,678

Food and Alcohol

\$157,110

\$224,487

Payroll

\$224,875

\$25,208

Gas, hydro, and water

\$22,823

\$21,042

Property Taxes

\$21,795

\$8,696

Building insurance

\$10,059

\$7,031

Business insurance

\$7,751

Other expense to take into consideration include but not limited to: internet, telephone, credit card fees, accounting fees, waste management, maintenance and services, business license and permits, etc.

**Please note that expenses are for the entire building.**

# RE/MAX

## COMMERCIAL<sup>®</sup>

Approximately 7,770 square feet

839 Erie St E, Windsor, ON

Main Building: Total Exterior Area Above Grade 7770.34 sq ft



Main Floor  
Exterior Area 5263.90 sq ft



2nd Floor  
Exterior Area 2506.44 sq ft

0 8 16  
ft

PREPARED: 2023/07/06

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE