

# \$599,000 - D - 79 King Street W, Cobourg

MLS® #X12083801

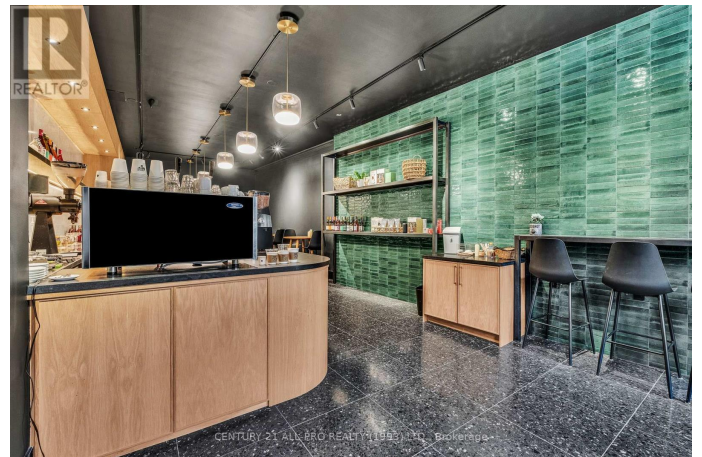
**\$599,000**

0 Bedroom, 0.00 Bathroom, 995 sqft

Retail

Cobourg, Cobourg, Ontario

Immaculate, high-grade fixtures, finishes with a sleek, minimalist modern decor. Spotless Commercial Condo in busy Downtown Tourist District near the yacht club, marina, lake, beach and just 100 KM to Toronto. LCBO licensed for 30. License is transferrable. A gorgeous unit, recently an Espresso & Wine/Craft Beer & Martini Bar. Turnkey space. Could open your new business immediately to benefit from high traffic spring market! Modern & fully-outfitted. Streamlined design for efficient & stylish service. Professionally built-out & shiny, 1.5 Yrs new cafe. Was recently opened to a thirsty, appreciative clientele being wowed by Sam James Coffee, delicious, artisanal drinks, sweet treats & specialty wines & beers. Interior features: Bookmatched Marble Backsplash, 24 x 24 Terrazzo style Porcelain floors, Stacked hand-made Wall Tile, Granite & Steel Countertop, Long Bar, Steel Shelving, Display Windows w/ Security Gates. 2 Baths, Larger Prep or Storage room, Basement wet wrapped dry & great for storage. Back door beyond bathrooms. Small outdoor cafe table area. Heart of downtown in preferred location next to the ornate Victoria Hall, art gallery, concert hall. Negotiable: Bosco Espresso press, all equipment for the best barista pours (list avail.) There is a Tenant available wanting to rent the space or you can buy & choose to run the business directly. Prime Main St location amidst Boutiques, Prof. Offices, Banks, Art Gallery, Entertainment, Dining. Surrounded by



street parking or parking lots. Ride the wave of growth in this exciting & consistently growing Shopping, Service & Tourist district steps to the most popular Beach, Lakefront/Marina, Park. 100km to Toronto. VIA station a stroll away for commuters/daytrips. Along the 401/407 route. Excellent opportunity. Own your own restaurant/cafe/bar. Primo! (id:6289)

## Essential Information

Listing #	X12083801
Price	\$599,000
Bathrooms	0.00
Square Footage	995
Type	Retail

## Community Information

Address	D - 79 King Street W
Subdivision	Cobourg
City	Cobourg
Province	Ontario
Postal Code	K9A2M4

## Amenities

Amenities	Public Transit
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## Interior

Appliances	Dishwasher
Heating	Electric Forced air

## Listing Details

Listing Office	CENTURY 21 ALL-PRO REALTY (1993) LTD.
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