

\$99,000 - 313 Front Street, Belleville (belleville Ward)

MLS® #X12426143

\$99,000

0 Bedroom, 0.00 Bathroom,
Business on 4480.00 Acres

Belleville Ward, Belleville (belleville Ward),
Ontario

Welcome to Belleville's premiere, caf, pub, & performance space. This 60-seat cafe is known as Upfront Caf & Pub, a fully licensed live music venue & cozy pub atmosphere. It offers over 2000 sf., with an additional 30 patio seats from May to October. A welcoming place to relax, have a beer, coffee, pastry, snack, or listen to music. Turnkey setup: elevated stage, pro sound, lighting, bar seating & fixtures. Strong loyal brand of music lovers & artists. Prime downtown location w/character & charm. There are 3 new bathrooms, 1 wheelchair accessible, built 2024, a new washup-kitchen w/commercial dishwasher, 2 compartment sink & sprayer, a chest freezer, warming oven, wire shelving units filled w/dishware, appliances, tablecloths & restaurant supplies. A storeroom adjacent to the kitchen could easily be converted into additional commercial space, w/walkout to parking for 4 cars. Office accessible to storeroom or hallway behind bathrooms. New heat pump 2025, wiring & plumbing completely re-done 2017. Lengthy list of chattels: LG beer fridge bar fridge, 2 draft coolers, pastry display fridge & mini fridge, 16 ft L-shaped oak bar w/brass rail has built-in shelving. An 8 ft. counter on wheels completes the service area. Behind the counter are additional workspaces built-in sinks, a commercial Bunn coffee maker, LG microwave & small appliances. Furniture, transferrable license & social media account included. Detailed list upon request.



Financial statements after a showing, w/a signed NDA. The owner of this successful business is considering retiring. It is open now for special events or Saturday & Sunday usually open for lunch w/ simple fare. The space would be rented for \$2,000 plus utilities. Plenty of municipal parking, along the Riverfront Trail. Private events, merch or extended hours. Ideal for hospitality pros, artists, or investors seeking a passion driven business. The sky's the limit! (id:6289)

Essential Information

Listing #	X12426143
Price	\$99,000
Bathrooms	0.00
Acres	4,480.00
Type	Business

Community Information

Address	313 Front Street
Subdivision	Belleville Ward
City	Belleville (belleville Ward)
Province	Ontario
Postal Code	K8N2Z9

Amenities

Amenities	Public Transit
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	ROYAL HERITAGE REALTY LTD.
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