

# WELCOME TO

4511 50 AVENUE

**\$817,000**

**DELLA FRASER**

WORK 867.669.2111  
CELL 867.445.4010



HEAT		INSULATION		BUILDING				LOT	
Type	HW OIL	Ceiling: R	40	Sq.ft	10209			Lot Sz	5112
Annual Cost	\$46,257.00	Walls: R	20	Age	1978/2008 Renos			Garage	
Litres Over	2024	Floor: R						Parking	
Last 12 Months		Skirting: R		Lot	Block	Plan	Unit	Taxes	\$15815.14
				26	84	2061		Year	2024

## SPECIAL FEATURES /FURNISHINGS:

An opportunity to purchase a commercial property fronting Franklin Avenue with a fully fixtured commercial kitchen and 120-seat restaurant, plus 2 additional floors of usable or rentable space.

The building was built in 1978 and renovated in 2018. (renovation of 4 baths, upgraded flooring, commercial kitchen, air conditioning, light and sound system). Each floor is approximately 3403 sf., with 2 floors currently leased on a casual basis. Vacant possession is also possible, with notice. The main & second floors are currently vacant and a good spot for a new owner to operate out of or lease out.

The zoning is DT which allows for a wide variety of uses.

Price includes the second floor fixtures, furniture and equipment.

***See page 2 for upgrades since 2017***

## **4511 50 Avenue Specs.**

### *Upgrades 2017, 2018, 2019*

- Sprinklers in basement relocated and upgraded
- New flooring in basement
- Commercial steel doors throughout, deadbolt systems, panic hardware
- Exit lights, demo existing wiring and replace, 2 new electrical panels, heat and power distribution whole building
- Fire rated T-bar grid & ceiling tiles
- Re-enforce 2 basement floor beams
- Flooring, rubber baseboards

### *Foundation*

- Concrete pilings, bedrock socked footings, and/or grade beams equivalent to a poured concrete slab. Drainage with sumps and pumps around basement foundation

### *Exterior*

- Painted concrete block with metal clad accents

### *Roof*

- Flat, torch on membrane

### *Windows*

- A mix of aluminium cased units. Service doors are insulated metal units and the front door is an aluminium unit with glass inserts.

### *Interior*

Split into three tenant spaces, one per floor.

- Basement. Includes 2 newer 2 piece washrooms, storage. There is a separate fire escape from the basement to grade level. Mechanical is also located in the basement. Rented at present.
- Main floor. Commercial use. A large open room with bar and dance floor, two 2 piece washrooms and an office. Not rented at present.
- Second floor. Commercial use. operating as a licenced 120 seat restaurant with bar and dance floor. 2 newer 4 piece washrooms and office. The kitchen is fully equipped with all the required equipment needed to operate, including a walk-in cooler and freezer.
- Lighting. LED recessed and newer throughout. Some LCD lighting.
- Mechanical: Oil fired hot water boiler and radiant perimeter heating throughout with two insulated double wall tanks at the back of the building. Four rooftop HVC units which provide ventilation and air conditioning.
- Plumbing. Plumbing lines are ABS and copper. Newer hot water tank provides hot water.
- Fire/security. Sprinkler system, emergency lighting, pull alarms.

