

# TURNKEY RESTAURANT WITH EXCLUSIVE PARKING LOT



FOR LEASE  
**3318 ROBLIN BLVD**

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# PROPERTY HIGHLIGHTS

## (+/-) 3,100 SF BUILDING & (+/-) 11,641 SF VACANT LOT

- (+/-) 3,100 sf above grade plus (+/-) 1,700 sf basement
- Former bank built in 1959 has been home to Pappas Greek Food & Steak for the past 30+ years
- Amazing location in the heart of Charleswood
- Second-to-none exposure and signage along Roblin at Elmhurst
- Licensed restaurant with a stated capacity of 84 patrons
- Potential opportunity to develop a patio at the front and side of building
- 2x 400 amp 600 V 3 phase 4 wire electrical services
- Parking for 20+ vehicles at rear
- All equipment included
- Perfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community
- Property taxes \$16,035.19 (2024)
- Available January 1, 2025

## LEASE RATE: \$7,000 PER MONTH

*INCLUDES NET RENT & PROPERTY TAX  
 TENANT RESPONSIBLE FOR UTILITIES AND ALL R&M/OPERATING CONTRACTS  
 NO MANAGEMENT FEE*

## EQUIPMENT LIST

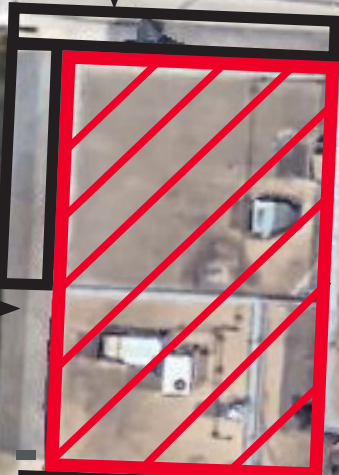
2	Garland Air Deck Pizza Ovens
1	Quest Deep Fryer
1	24" Quest Broiler
1	Garland 2 Burner Gas Cooktop with Griddle
1	Ice Machine
1	Commercial Grande Pass Thru Dishwasher
3	Under Counter Coolers
1	30 Quart Dough Machine
1	8' x 6' Walk-In Cooler
4	Chest Deep Freezers
	MUA System
	Hoods/Ventillation for Grease-laden Vapours
	All Cookware, Dishware, Glassware, Silverware, Utensils, etc.
	All Stainless Steel Shelving/Countertops etc.
	All Tables/Chairs

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**SITE PLAN**



**POTENTIAL PATIO OPPORTUNITY**



**6 PARKING STALLS**

**PUBLIC LANE**

**14+ PARKING STALLS**

**Elmhurst Rd**

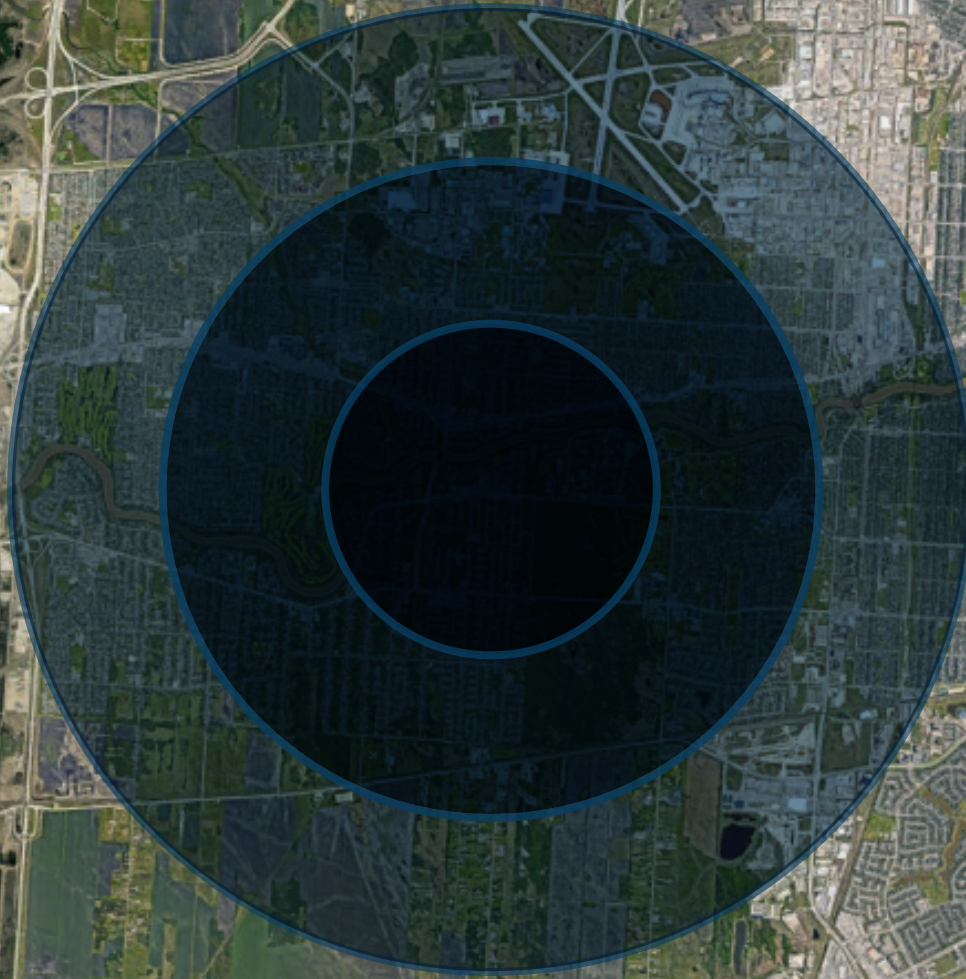
**Elmhurst Rd**

95

IMAGES



# DEMOGRAPHICS



POPULATION



ANNUAL SPENDING  
ON RESTAURANTS



DAYTIME  
POPULATION

1 KM RADIUS

5,619

\$2,457.36

6,339

3 KM RADIUS

44,576

\$2,980.41

40,748

5 KM RADIUS

104,074

\$2,766.77

114,787



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