



2084 OLD LAKESHORE BURLINGTON



FOR LEASE

INFO@MONTIK.CA

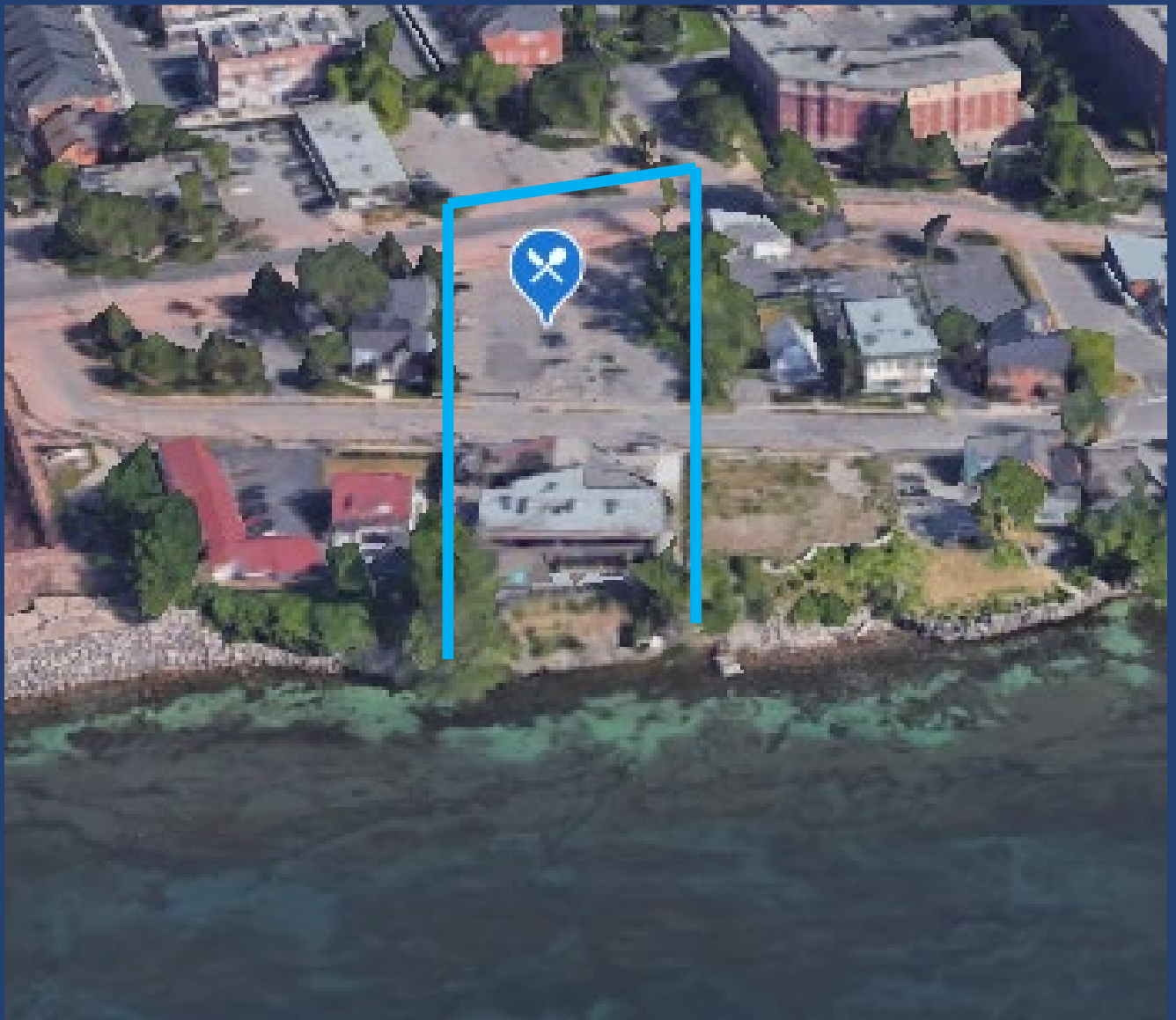
SITE CONTEXT

**BROKERS
PROTECTED**



RARE LEASING OPPORTUNITY LAKESIDE FOOD AND BEVERAGE

**HOME TO SUCCESSFUL FOOD AND BEVERAGE OPERATIONS
FOR OVER A CENTURY.**



EXCEPTIONAL VIEW OVER LAKE ONTARIO



For the past thirty years, the Water Street Cooker and Emma's Backporch have been a part of the fabric of the downtown lake front community, cherished by many across southwestern Ontario who made the trek to celebrate, relax, meet new friends and reestablish old acquaintances.

The tradition of hospitality is a long-standing one for 2084 Old Lakeshore Road and we, as the owners, embrace its legacy as a central hub of food, drinks and laughter in downtown Burlington.

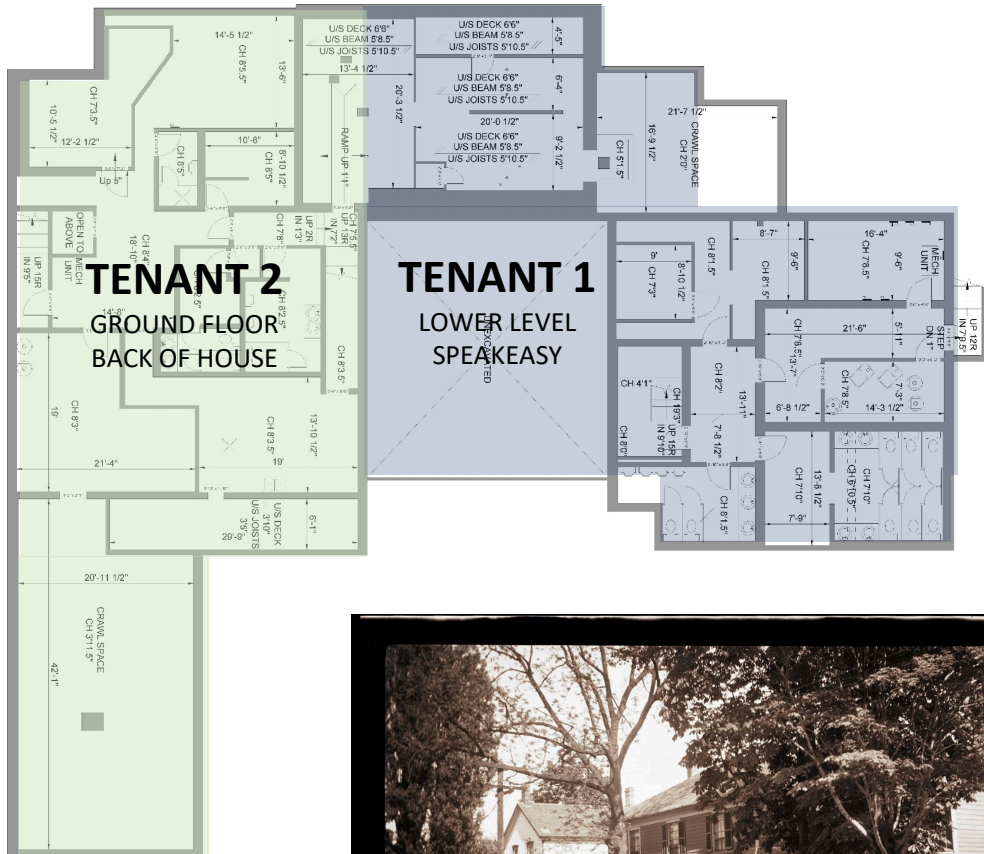
Over the coming weeks, we will be actively engaging in conversations that will allow a cornerstone of Burlington's food and beverage industry to reestablish and once again contribute to the vibrancy of downtown. The outpouring of love for Emma's and the Water Street Cooker highlight the importance of great food and people at this location, and despite rumors to the contrary, the owners of this property intend to pursue discussions with interested Restaurant and Bar operators, and have no plans to request permission to redevelopment the building in to a condo tower.

We believe the community is best served by continuing the 100 year tradition of eating and drinking on the lakes edge from this unique property and patio, and we look forward to joining you on the patio in the future as we accept proposals for leasing these spaces to Food and Beverage operators with a proven track record in the industry, looking to be part of the next exciting chapter of this buildings history.



2084 LAKESHORE

LOWER LEVEL



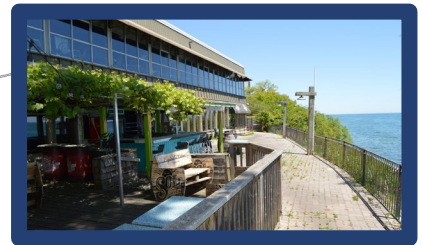
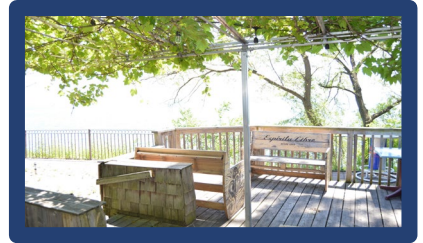
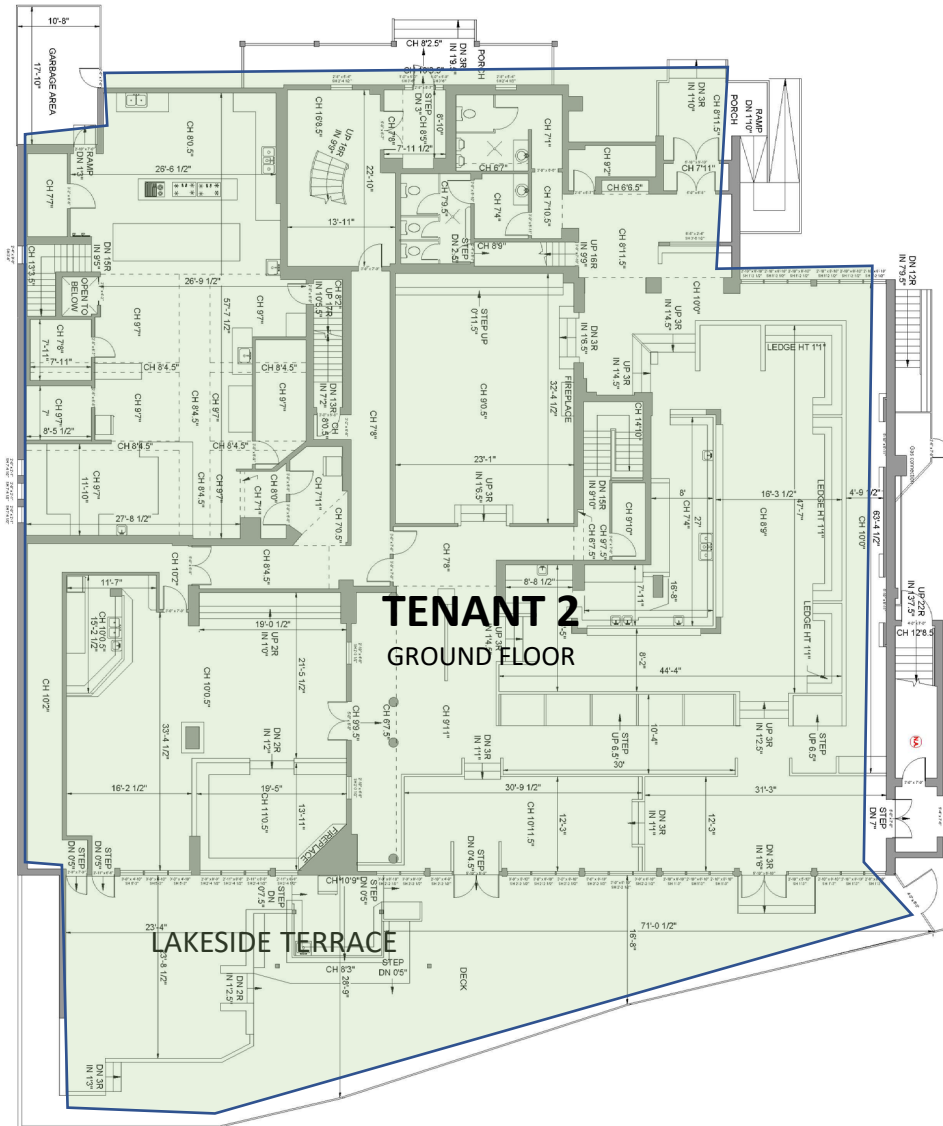
4800 sqf*
LOWERLEVEL
SPEAKEASY

- Newly Excavated Basement Area
- Separate Entrance at east side of building
- Possible patio area on Old Lakeshore Rd



FOR YEARS THE BASEMENT OF 2084 OLD LAKESHORE HAS STORED ALCOHOL FOR THE PATRONS ABOVE. FOR THE FIRST TIME ITS HISTORY, THE BASEMENT IS AVAILABLE FOR LEASE TO LET PEOPLE INTO ONE OF THE HIDDEN TREASURES OF THE FORMER ESTAMINET FIRST OPENED IN 1919.

2084 LAKESHORE GROUND FLOOR LEASE



10,800 sqf* INTERIOR
2600 sqf * LAKEFRONT PATIO



2084 LAKESHORE GROUND FLOOR VIEWS



ICONIC LAKEFRONT BAR / RESTAURANT

AVAILABLE NOW - GENEROUS RENT FREE PERIOD AVAILABLE

FLEXIBLE LEASEHOLD IMPROVEMENT ALLOWANCE

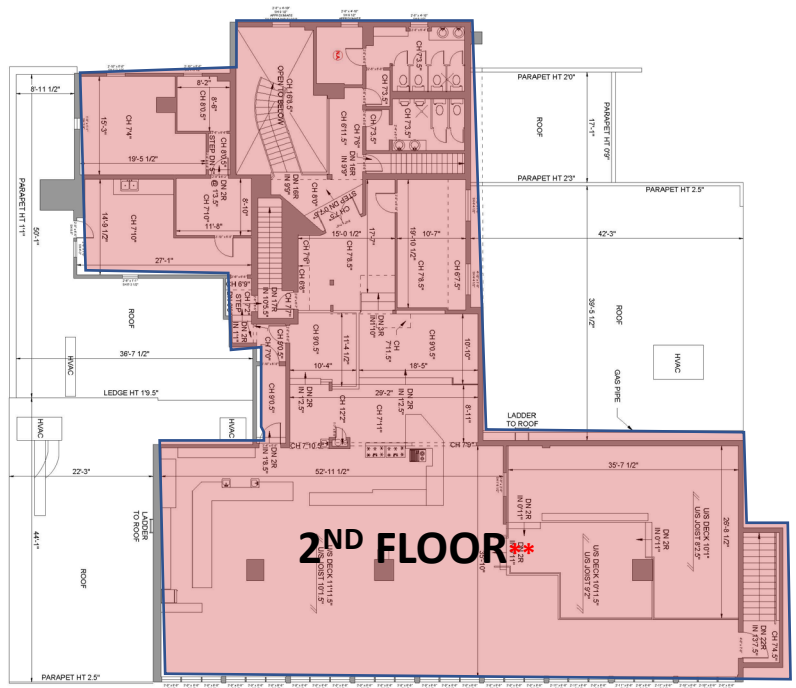
2084 LAKESHORE

SECOND FLOOR LEASE



OVERLOOKING LAKE ONTARIO

- Display Kitchen
- Separate Entrance
- Heritage Staircase
- Fold away window systems for Class A Tenants
- Elevator and Roof Top Terrace possible as leasehold improvement. (subject to permits and approvals)



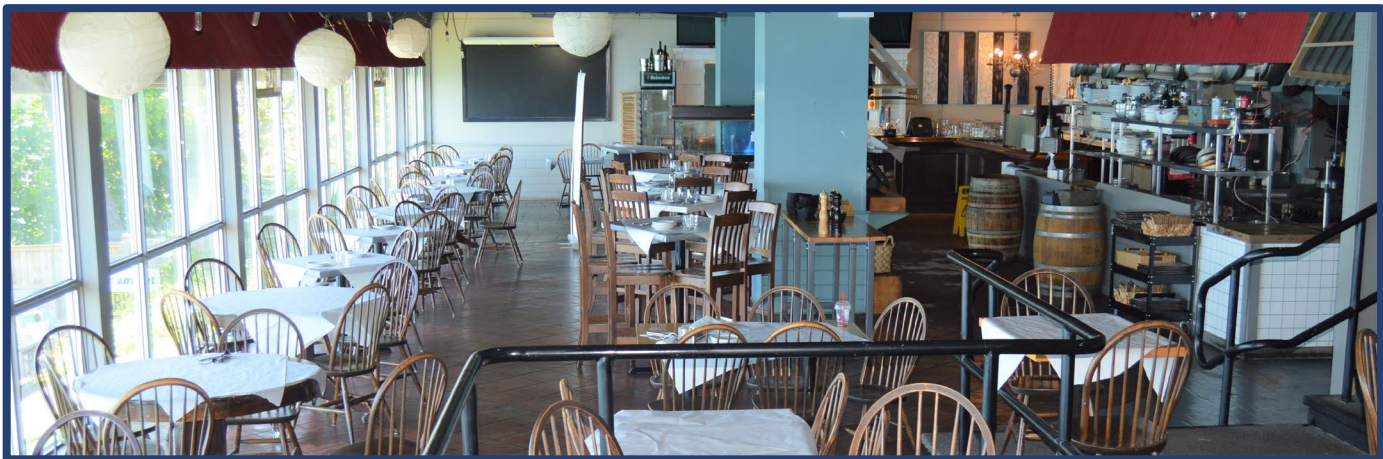
OVERLOOKING LAKE ONTARIO



RESTAURANT OR EVENT SPACE

2084 LAKESHORE

SECOND FLOOR LEASE



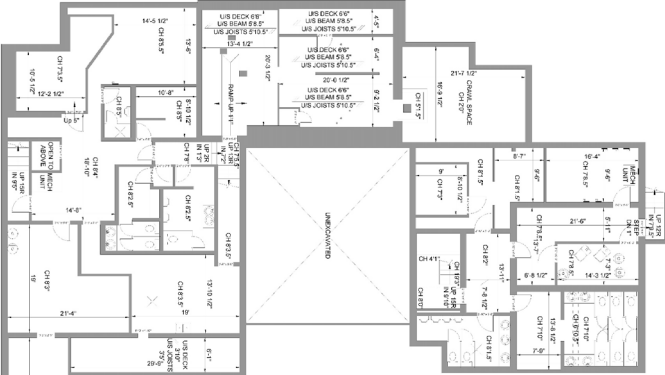
6826 SQF OVERLOOKING LAKE ONTARIO
RESTAURANT OR EVENTS SPACE

VARIOUS LEASEING ARRANGEMENTS AVAILABLE

NEW LOWER LEVEL SPACE

IDEAL FOR SPEAKEASY

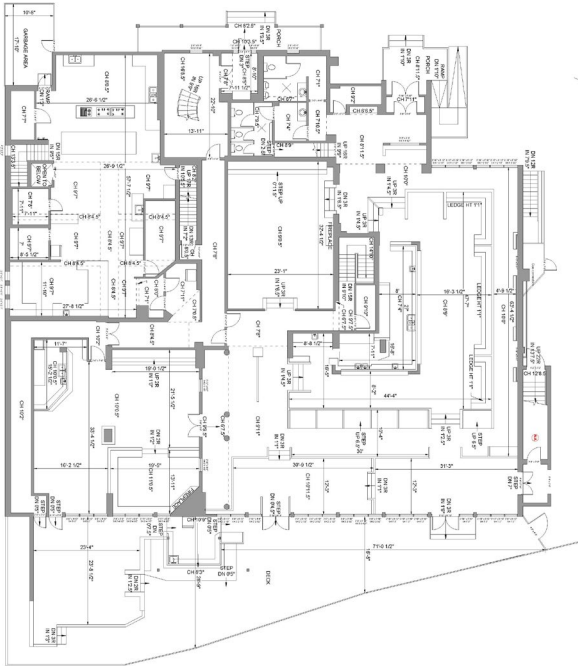
- ☐ 4800* sqf
- ☐ NEWLY RENOVATED
- ☐ EXCLUDING TENANT FITOUT



GROUND FLOOR

OVER A CENTURY AS A
SUCCESSFUL F & B OPERATION

- ☐ 10,800 sqf* INTERIOR
- ☐ 2600sqf* LAKESIDE PATIO



ENTIRE BUILDING

INCLUDING 2ND FLOOR,
BASEMENT AND GROUND

- ☐ 20,000* + sqf INTERIOR
- ☐ AGCO CAPACITY 900+
- ☐ TWO FLOORS OF LAKEVIEW



*estimate. Subject to final lease measure

**2nd floor leasing to be concluded only after ground floor lease or as part of full property tenancy.

PHOTO GALLERY

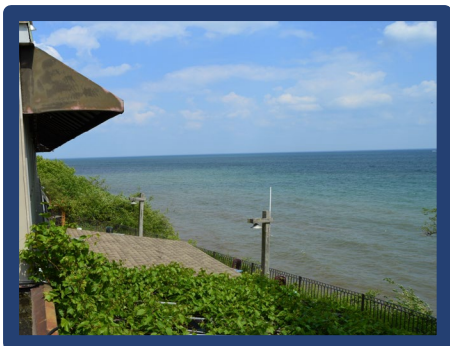
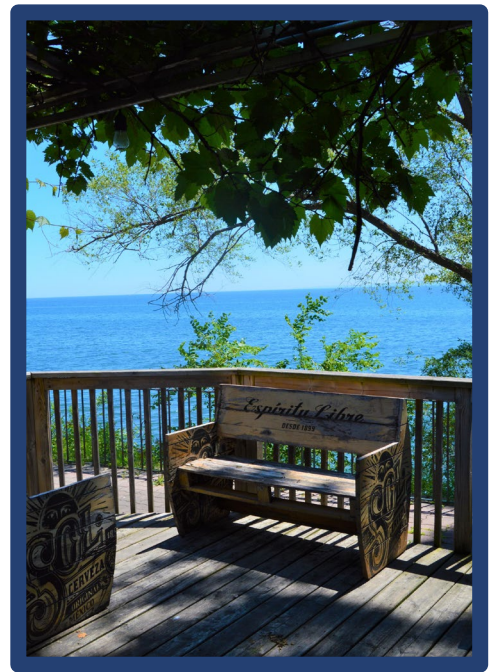
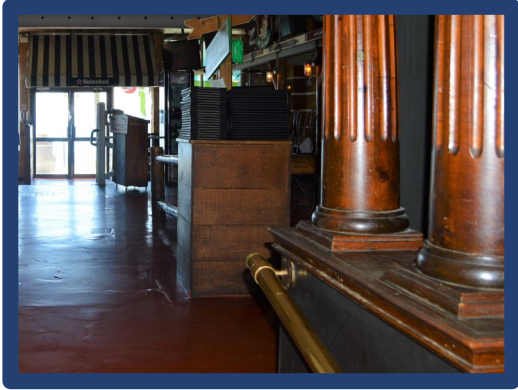


PHOTO GALLERY

2084 OLD LAKESHORE





CONTACT US FOR OPEN HOUSE DATES
RESERVATIONS REQUIRED FOR COVID COMPLIANCE

**BROKERS
PROTECTED**



THIS RARE VACANCY ON THE LAKE WON'T LAST LONG

**INTERESTED PARTIES OR THEIR AGENTS SHOULD SUBMIT EXPRESSIONS OF
INTEREST DIRECTLY TO [INFO@MONTIK.CA](mailto:info@montik.ca) BEFORE JULY 10TH**

TO BE CONSIDERED, ALL APPLICATIONS SHOULD PROVIDE SUPPORTING EVIDENCE OF A FINANCIALLY SUCCESSFUL FOOD AND BEVERAGE OPERATION AND A ONE PAGE DESCRIPTION OF YOUR CONCEPT FOR THE SPACE.

PLEASE PROVIDE AN OVERVIEW OF THE CONCEPT PROPOSED AND A HIGHLEVEL EXPECTATION OF LANDLORD LEASEHOLD IMPROVEMENTS AND A DESCRIPTION OF PROPOSED TENANT LEASEHOLD IMPROVEMENTS

MICHAEL@MONTIK.CA or 416-817-3337 FOR MORE INFORMATION

MONTIK
MANAGEMENT SERVICES

2084 OLD LAKESHORE



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GROUND FLOOR

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