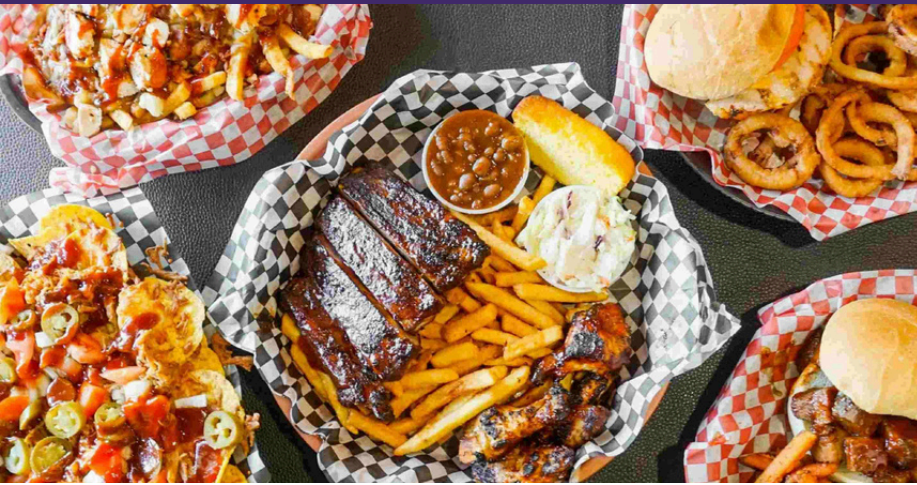


Proudly Representing

BIG BONE BBQ

SEEKING LOCATIONS TO LEASE



SITE REQUIREMENTS:

Type: Restaurant

Size: 600 - 1,600 SF

Target Markets: All of Ontario and GTA

Plumbing: A one inch (1") diameter (or the equivalent of 55 psi) cold water line brought to the interior of the Premises.

Gas: A two inch (2") diameter gas line brought to the interior of the Premises including meter.

HVAC: Complete HVAC unit calculation 1 ton for every 200 sq.ft.

Power: A minimum 200 amp 3-phase, 120/208 V 4-wire. electrical service c/w 45 breaker panel including all disconnect switches.

Additional Requirements: Demising walls to have 2-hour fire rating.

Tenant Website: www.bigbonebbq.ca

As one of the first restaurants to bring Southern-style BBQ to Canada, we've been serving Ontario locals unforgettable Southern BBQ for over 25 years.

Since we opened our first restaurant, we've been crowned BBQ champion in over 50 BBQ competitions throughout Ontario! So forgive us for bragging, but our BBQ restaurants really are the best of the best.

Our chefs go that extra mile to ensure our BBQ is satisfying from the first bite to the last with 2-day marinades, signature rubs, and secret sauces.

Get unbeatable BBQ for pickup or dine-in from your nearest Ontario restaurant. Since we brought the BBQ traditions of the south to Canada over 25 years ago, locals all over Ontario just couldn't get enough. That's why we've branched out to 11 locations across the province, and we're still growing!



Please submit site opportunities for consideration to:

JANIS MACDOUGALL

Sales Representative

416.636.8898 EXT. 257

jmacdougall@thebehargroup.com

ADAM HENECHOWICZ

Sales Representative

O: 416.636.8898 EXT. 289 | C: 416.723.6045

ahencho@thebehargroup.com

The Behar Group Realty Inc., Brokerage



THE BEHAR GROUP™

**BROKERAGE & COMMERCIAL
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DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement (Brokerage or Designated), please have your Designated Representative contact us on your behalf. This marketing material is not intended to solicit clients who are represented by another brokerage or Designated Representative. If you are not represented by another brokerage or another Designated Representative, and wish to hire brokerage representation, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services.

This Tenant/Buyer is a Client of The Behar Group Realty Inc. ("TBG") and/or the Designated Representative(s) named on these materials. The Tenant/Buyer is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Tenant/Buyer Client (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here.](#)

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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