



FOR SALE

1247 HIGHWAY 8, STONEY CREEK

\$99,000

\$1,000

1,400 Sq Ft

Quick Service Restaurant

WINONA PIZZA & ICE CREAM

Popular Ice Cream business just off of the QEW in Stoney Creek. Incredibly low lease with lots of term remaining that includes NET, TMI, and water. This business used to serve pizza as well, and there is a full 8 ft commercial hood for restaurant cooking, as well as a walk-in fridge, and a full conveyor belt pizza oven.

The concept can remain the same or can be converted to other uses, franchises, restaurants, and cuisines.

This small plaza is shared by a popular convenience store, and has parking, excellent signage including a pylon sign, and has a great location on the popular Highway 8. This is an excellent opportunity for new quick-service concepts.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com
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RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).

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QUICK SERVICE RESTAURANTS:



DANFORTH

- QSR for rebranding on Danforth
- 1,200 sq ft
- \$3,400 gross rent
- 11 ft hood, pizza oven, and more!



DANFORTH

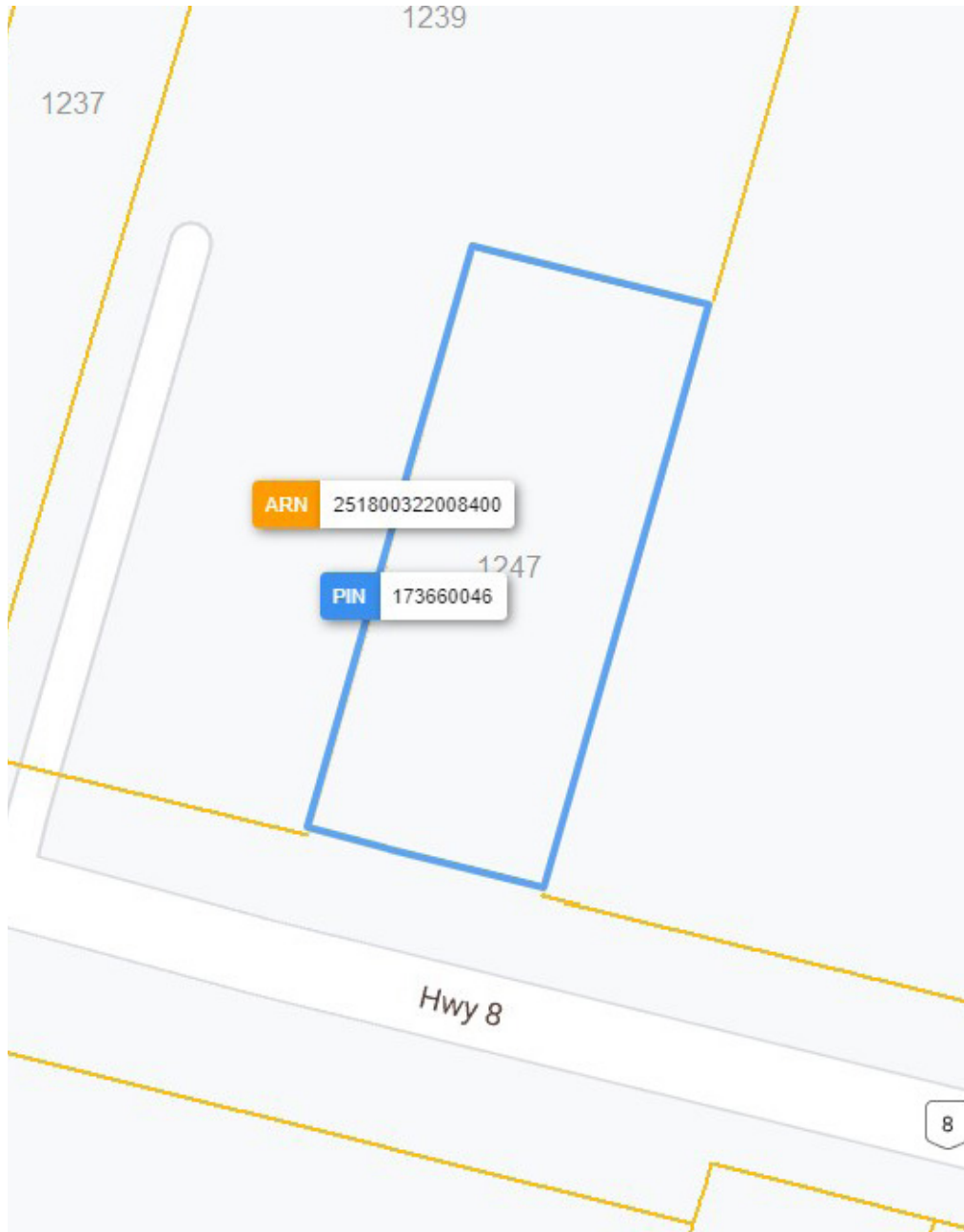
- Very popular doughnut cafe
- 1,200 sq ft
- \$4,424 gross rent
- One of Toronto's most popular



GERRARD

- Bakery and Cafe with kitchen
- 1,900 sq ft
- \$5,725 gross rent
- Great buildout for rebranding

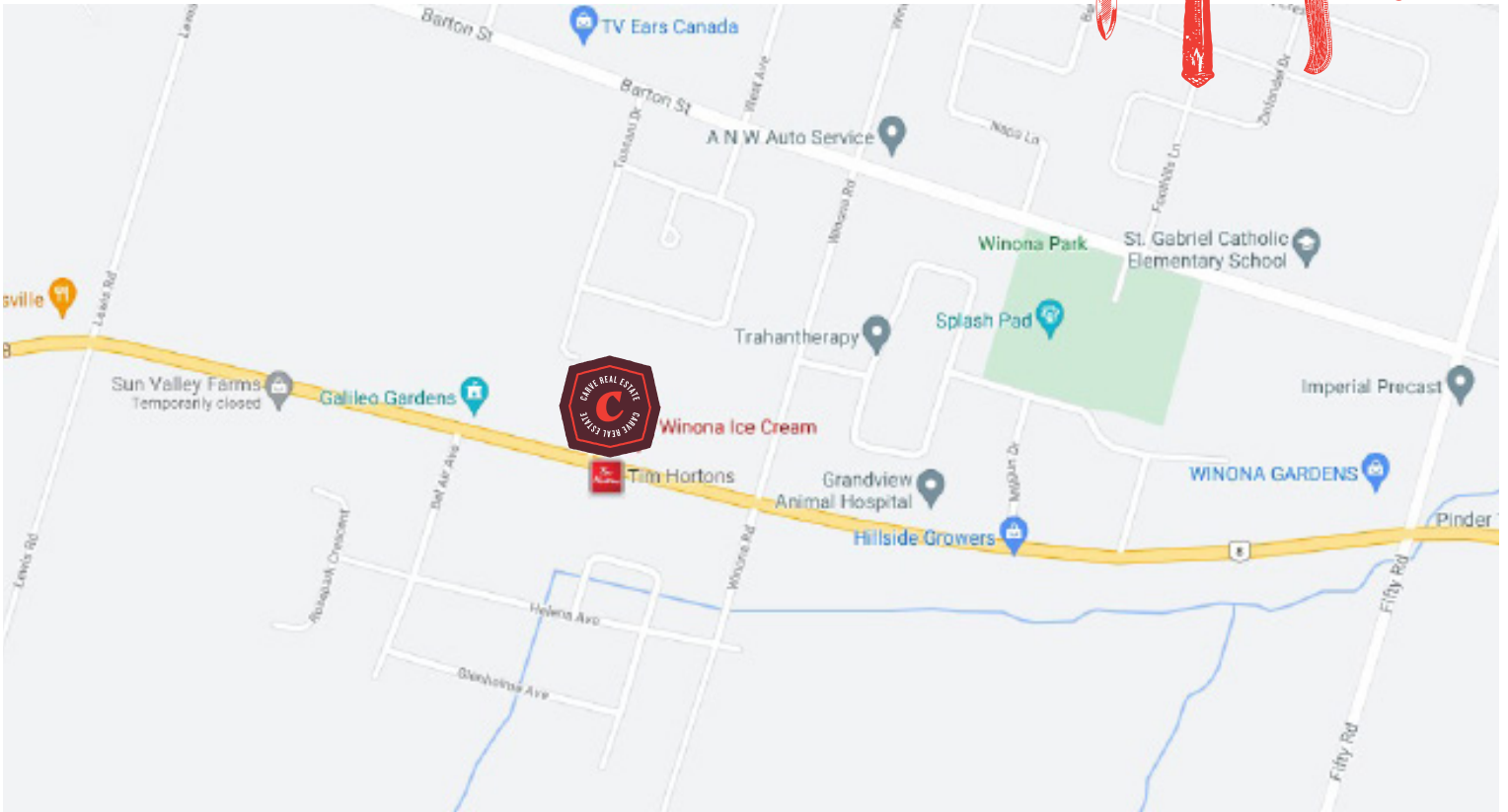




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BUILDING DETAILS

This store is located in a small plaza with only two units on the main ground level, and residential unit upstairs on the second level.

The parking is private for the two stores, and there is fantastic signage and visibility from Highway 8. Additional signage with flags, and temporary signs are permitted.

Property Details: Located on a concrete pad with no basement, this building is in fantastic shape. The electrical and gas is all up to date, and the hood and cooking equipment are all up to code and in excellent condition. There is a large walk-in fridge and ample room install another larger one.

The store front is only 350 sq ft with a large kitchen and prep area to the rear of the unit, with lots of room in bring in more equipment for other uses.

LOT SIZE

Frontage:

95.01 ft along Highway 8

Depth:

Approximately 235.49 ft

Raw Measurements:

235.97 ft x 95.22 ft x 235.97 ft x 95.25 ft

Total Area:

22,453.50 ft² (0.515 ac)



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