



FOR SALE

110 BROCK ST, SMITHVILLE

\$499,000

\$2,025 Gross Rent

1,800 Sq Ft

Licensed Restaurant/QSR

SMITHVILLE PIZZERIA

Booming Quick Service Restaurant (QSR) - sit down restaurant hybrid with a full commercial kitchen and a liquor license for 50. Very successful and established Pizzeria/Restaurant, family run for over 38 years. This business does outstanding sales in the small town of Smithville that has a growing population and situated between Niagara Falls and Hamilton. Available as is with training or rebrand it into your own concept/cuisine/franchise.

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Outstanding lease of only \$2,025 gross rent including TMI with 1 + 5 + 5 years remaining. Tons of parking in the downtown core with great visibility and signage. 1,800 sq ft layout with a full kitchen, a 12-ft hood, and a walk-in cooler.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



BREEZY CORNERS HAMILTON

- Licensed for 77 + 33 on patio
- 2,600 Sq Ft
- \$3,451 gross rent
- Longstanding diner with impressive sales



BUD'S FAMILY PIZZA

- Very popular restaurant in Petrolia
- 800 Sq Ft
- Only \$752 gross rent
- Seating for 26



UNCLE GOOGIES PIZZERIA

- Uncle Googies Pizzeria in London
- 1,000 Sq Ft
- Owned property
- Fully renovated with all new equipment

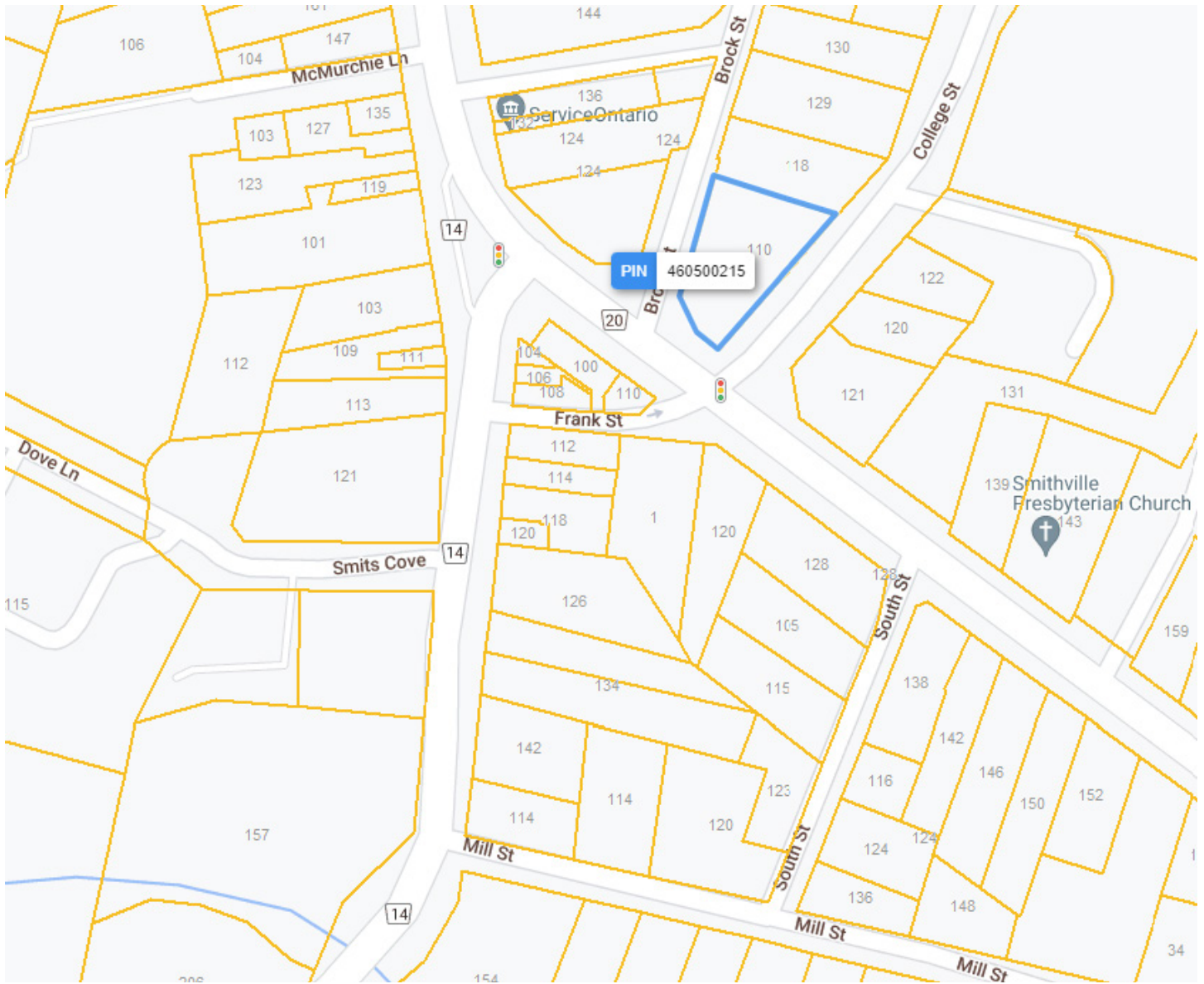


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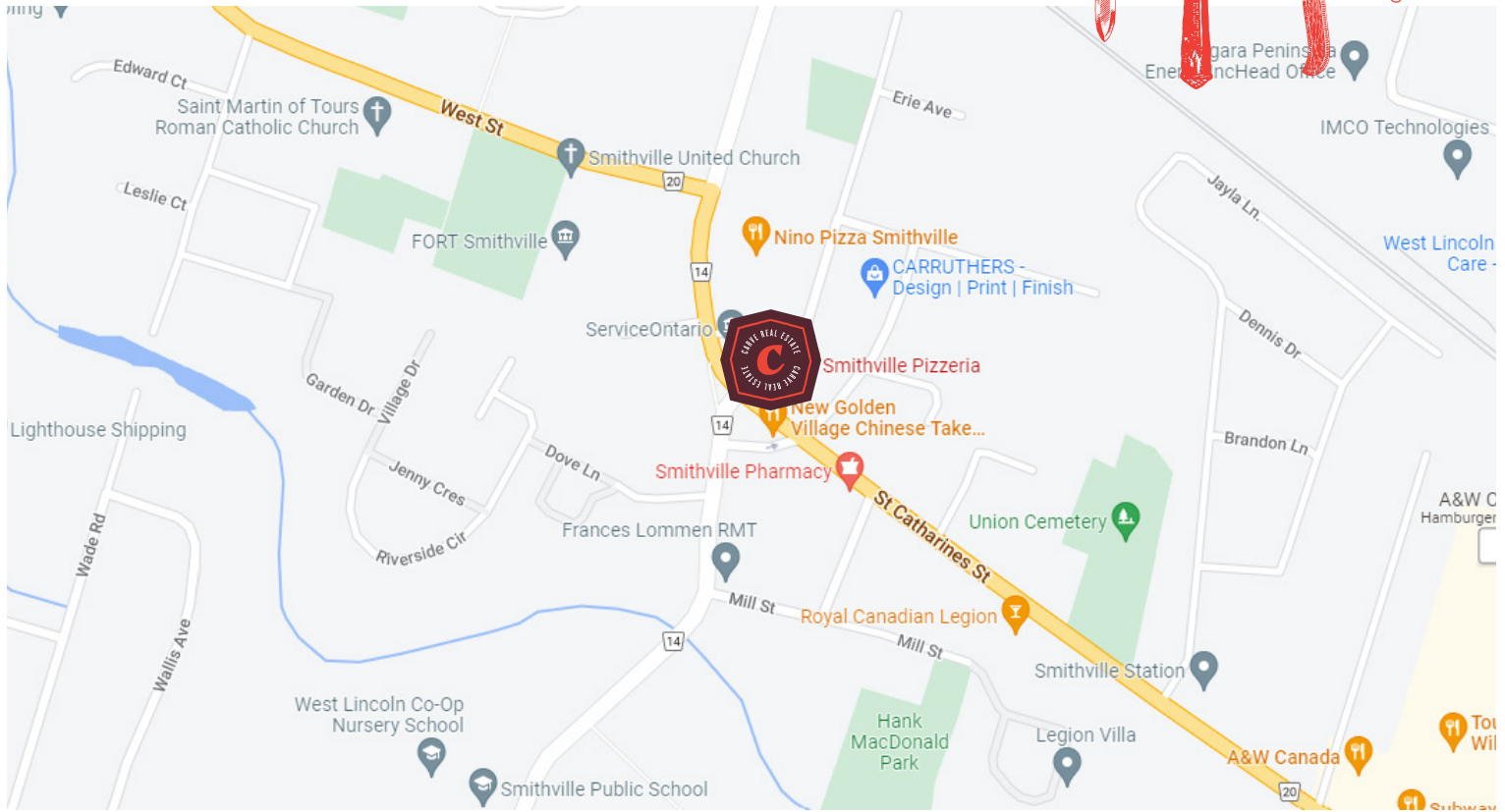
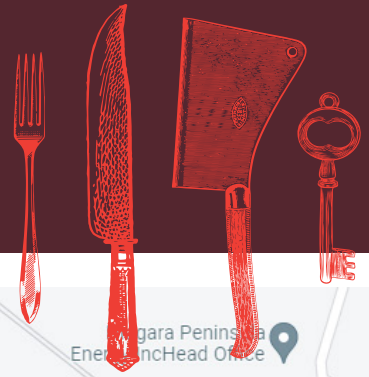
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BUILDING DETAILS

Smithville is the center of the population of West Lincoln which is a township in the Niagara Region of Ontario. As it is equally as far from the Hamilton area to the northwest and Niagara Falls and St. Catharines to the east, making it a nucleus of business and hospitality for the area.

This business has long had a great reputation and the sales speak for themselves, outperforming the competition in town.

Property Details: The building is on a concrete pad with a steel roof structure making it easy to manage and maintain. There is 200-amp electrical service. There are 15 parking spaces with tons of other parking options nearby including municipal lots, private lots, and street parking.

The kitchen has a 12-foot long commercial hood and is capable of handling any type of cuisine.

LOT SIZE

Frontage:
160.34 ft along Brock St

Depth:
Approximately 129.58 ft

Dimensions:
126.92 ft x 40.12 ft x 27.33 ft x
179.97 ft x 129.58 ft

Size:
14,229.88 ft² (0.327 ac)



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