



FOR SALE

23 QUEEN ST N, BOLTON

\$249,000

WINE SPOT

Gorgeous licensed restaurant and bar in downtown historic Bolton. Wine Spot is a popular and highly regarded wine bar in a historic building that was recently restored and renovated top to bottom.

Beautiful exposed brick walls in the dining room and bar area. Licensed for 38 and easy to run with minimal staff. All major systems and leaseholds are new and in excellent condition. Training to be provided or convert this into your own concept, cuisine, or franchise.

Very attractive lease rate of \$2,400 Gross Rent including TMI with 2 + 5 + 5 years remaining. 2,001 Sq Ft layout and crawl space basement that has a perfect wine cellar with a great collection.

\$2,400 Gross Rent

2,001 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



FORAGE RESTAURANT

- Established with very impressive sales
- 2,329 Sq Ft
- \$6,000 Gross Rent
- Licensed for 88 + 8



THE GREEN APPLE CAFE

- Orangeville restaurant with patio
- 1,470 Sq Ft
- \$3,615 Gross Rent
- Licensed for 40 + 24 Patio



THE ROOST CAFE

- Very successful cafe in downtown King City
- 1,200 sq ft
- \$2,493 gross rent
- Seating for 22 + 20 on patio

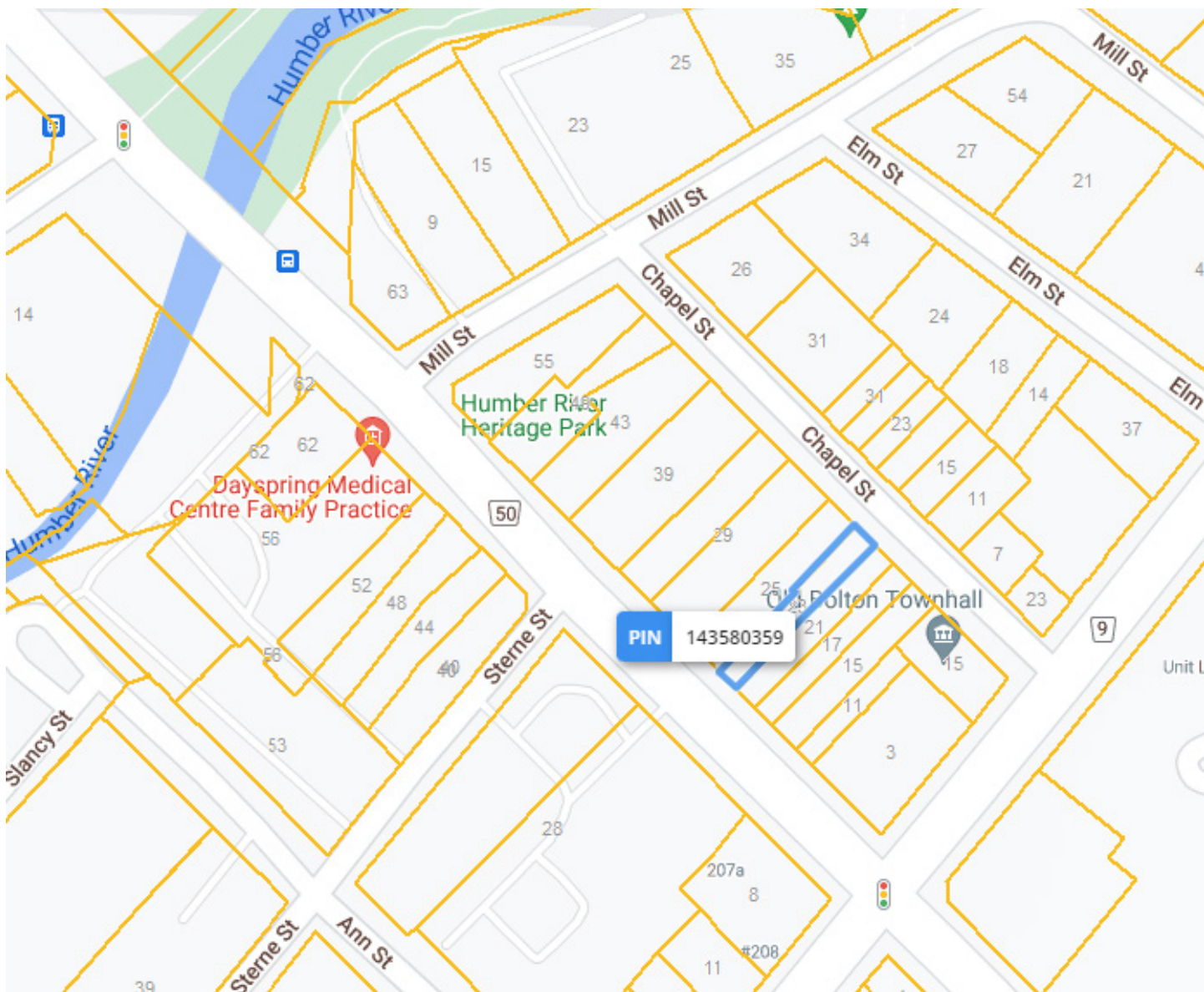


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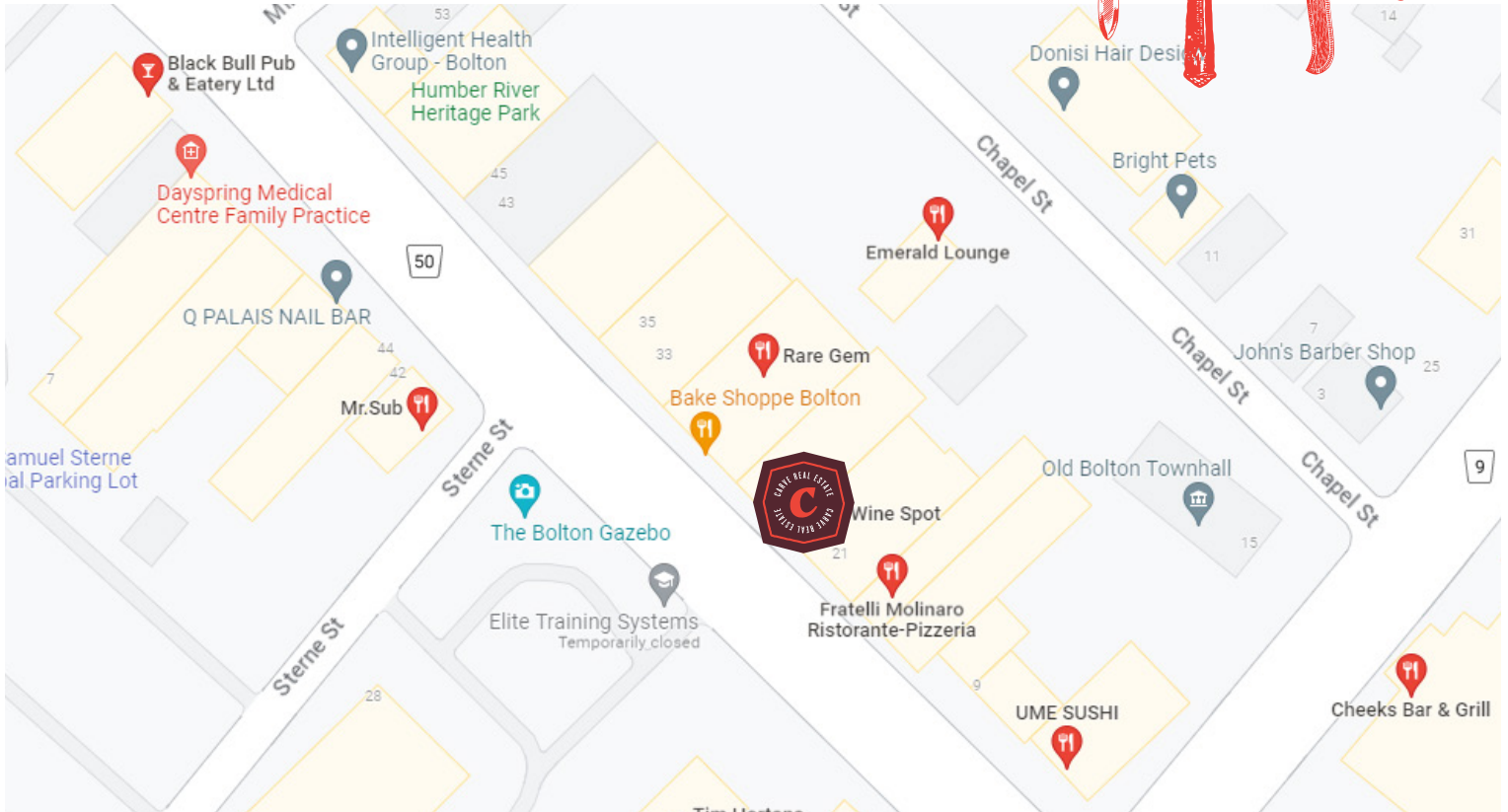


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BUILDING DETAILS

The building may be historic; however the interior of this commercial unit was completely renovated top to bottom over the course of 2020 and as such it is practically a brand new restaurant.

There was a hair salon in this unit up until that point and there is virtually no trace of it. Restoration, new flooring, lighting, heating and cooling systems, and course all of the restaurant equipment and leaseholds.

Property Details: The commercial hood is 4 ft long with a convection oven and fryers to back up what is under the hood. Great kitchen space that will make your chef happy.

The wine seller is closely monitored for temperature and humidity and is ideal for the lovely selection of wine.

LOT SIZE

Frontage:
19.57 ft

Depth:
163 ft

Dimensions:
73.36 ft x 3.45 ft x 89.26 ft x
19.57 ft x 162.58 ft x 22.55 ft

Size:
Area: 3,282.99 ft² (0.075 ac)
Perimeter: 370.73 ft



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