



FOR SALE

23 QUEEN ST N, BOLTON

\$124,000

\$2,400 Gross Rent

2,001 Sq Ft

Licensed Restaurant

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.

READY FOR SECONDS?

Call me to discuss this listing today.



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



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OTHER LOCATIONS:



TAPHOUSE CRAFT BEER & KITCHEN

- Licensed Restaurant
- 3,000 Sq Ft
- \$8,672 Gross Rent
- Licensed for 98 + 67 Patio



RUSTIK LOCAL BISTRO

- Stunning restaurant in the heart of Orangeville
- 3,423 Sq Ft
- \$8,720 Gross Rent
- Licensed for 87



COPPERWORKS BREWPUB

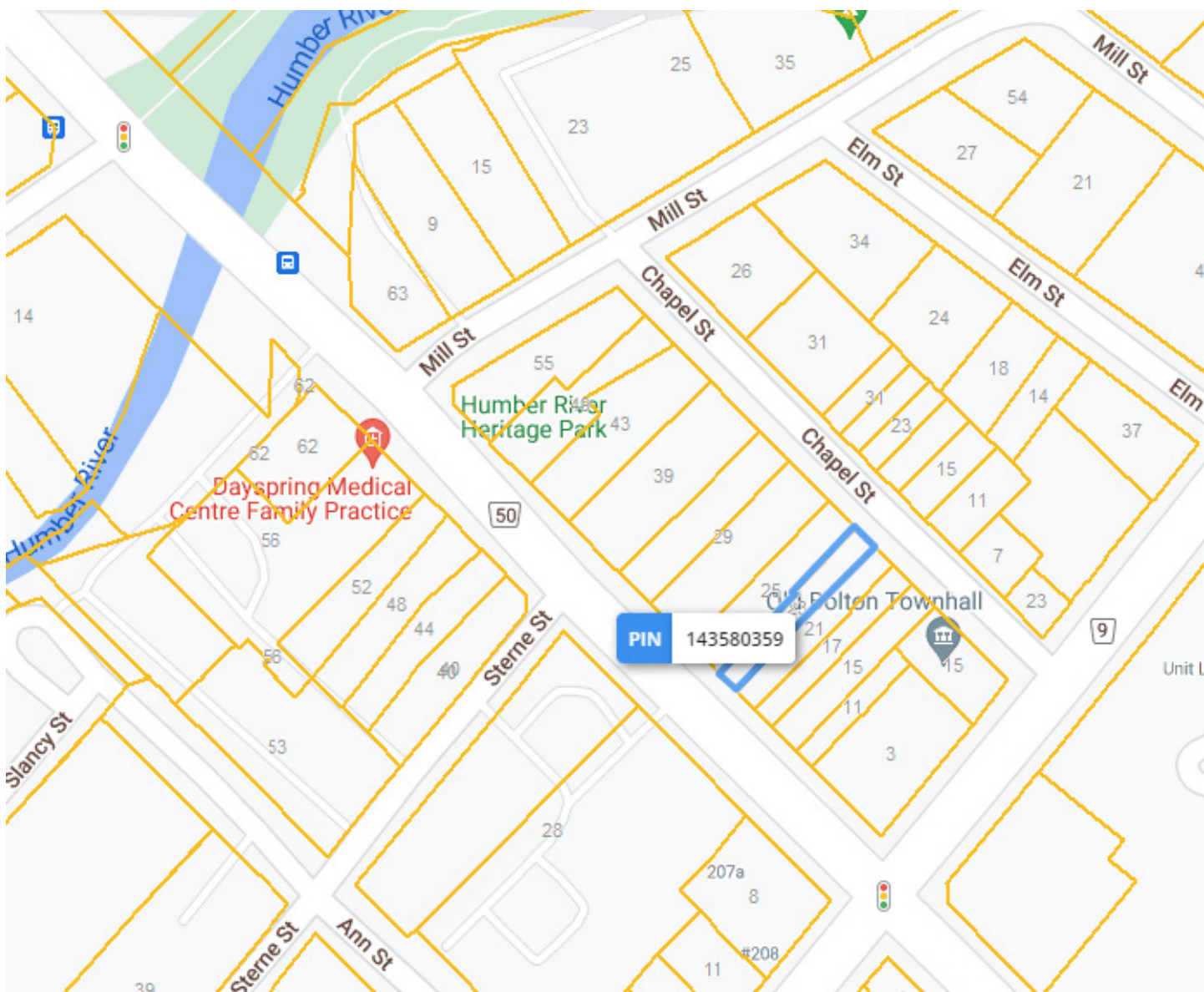
- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$6,830 Gross Rent
- Licensed for 125 + 37 patio



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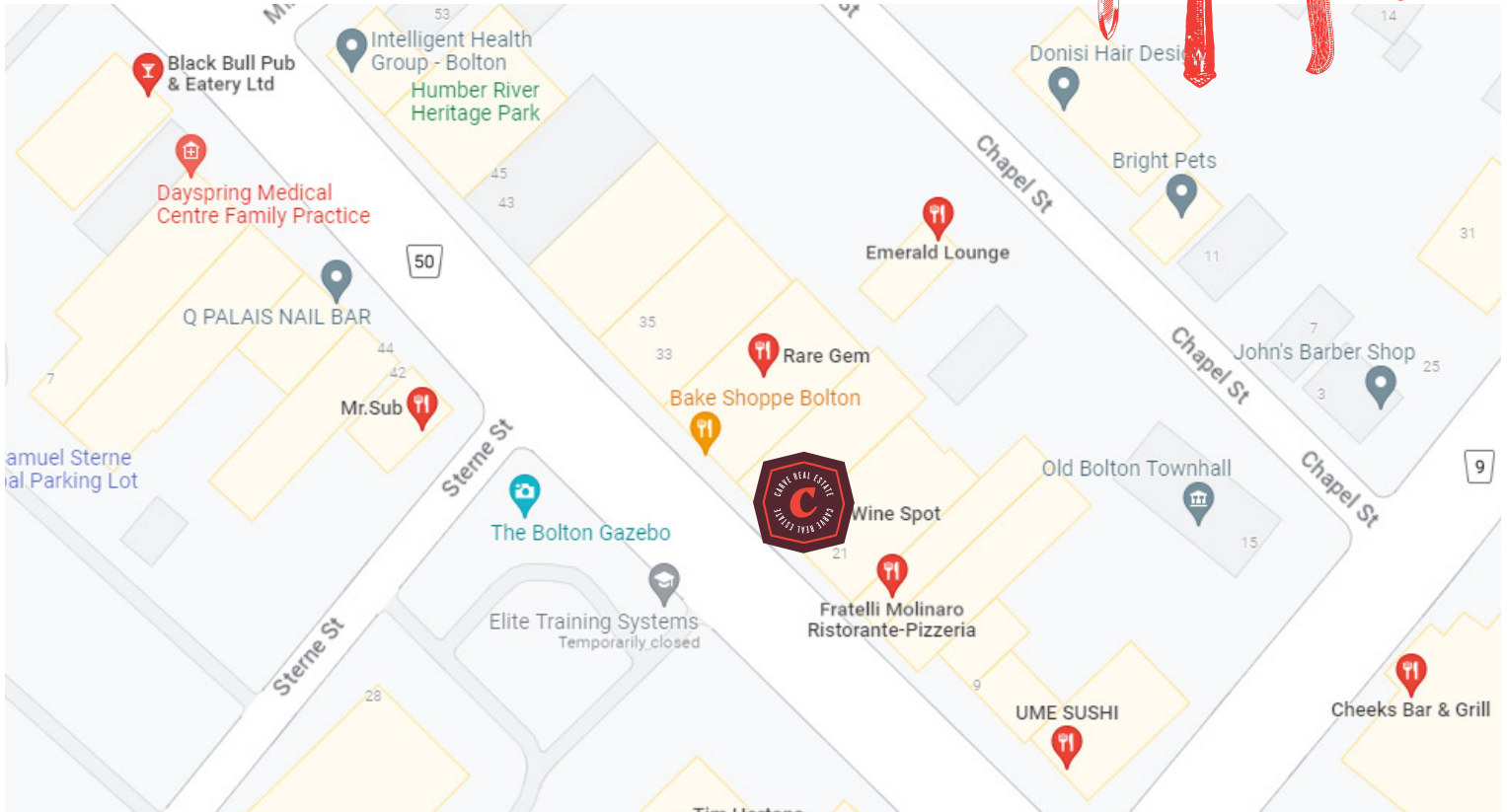
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BUILDING DETAILS

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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