



**FOR SALE**

**20887 DALTON RD, SUTTON WEST**

**\$349,000**

**\$3,982 Gross Rent**

**2,400 Sq Ft**

**Quick Service Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## THE BOMB FOODHALL

Large Quick Service Restaurant (QSR) located in downtown Sutton on Lake Simcoe. Currently operating as The Bomb Foodhall. It is available with the menu and training or for rebranding into a different concept, cuisine, or franchise. The current business has many exclusivities on use in the plaza so there are many options.

It is a busy plaza with over 100 parking spaces and great signage right on the main retail and shopping strip in town. Big 28-ft commercial hood and open concept kitchen with a huge production kitchen behind. 2 walk-ins (2 + 2) and tons of equipment.

Attractive lease rate of \$3,982 Gross Rent including TMI with 1 + 5 + 5 + 5 years remaining. Great opportunity for growing brands and concepts. Please do not go direct or speak to staff or ownership.



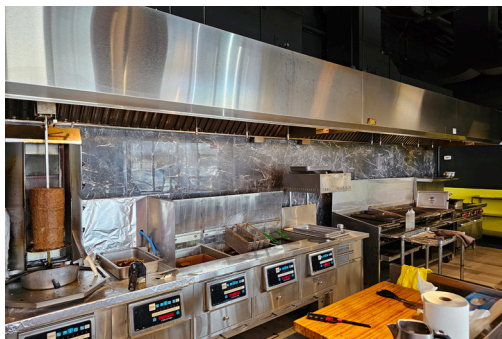
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# carve REAL ESTATE



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## OTHER LOCATIONS:



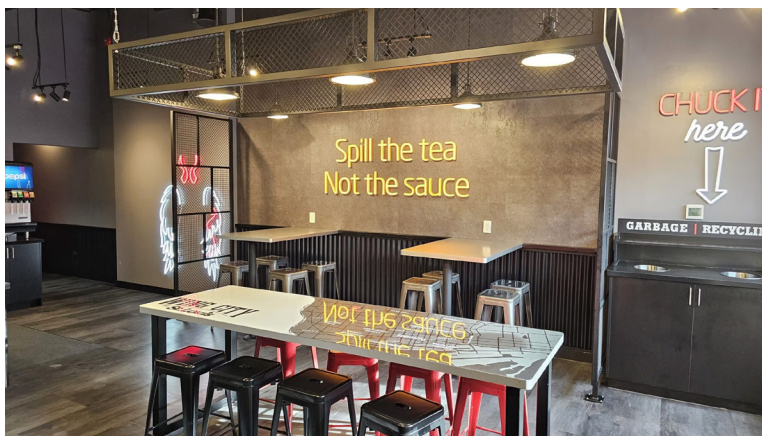
### DANG SMOKE BBQ

- In the heart of Leslieville
- 359 Sq Ft
- \$2,800 Gross Rent
- Restaurant & Food Truck



### CONSPIRACY PIZZA

- Great location on Eglinton
- 2,400 Sq Ft
- \$10,028 Gross Rent
- Seating for 30 + 20 Patio



### WING CITY ST. CLAIR

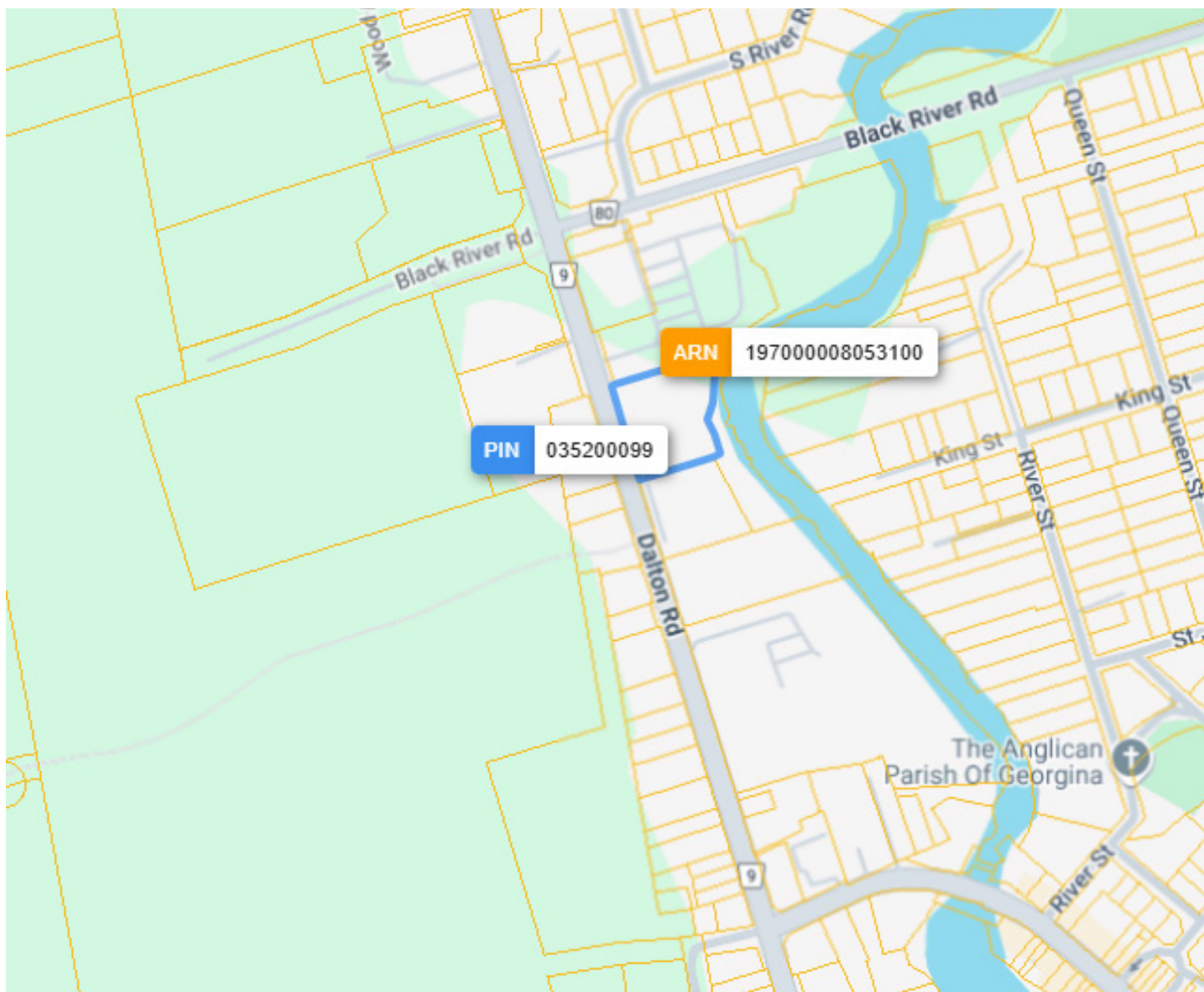
- Brand new and turnkey QSR
- 1,599 Sq Ft
- \$6,129 Gross Rent
- Seating for 20



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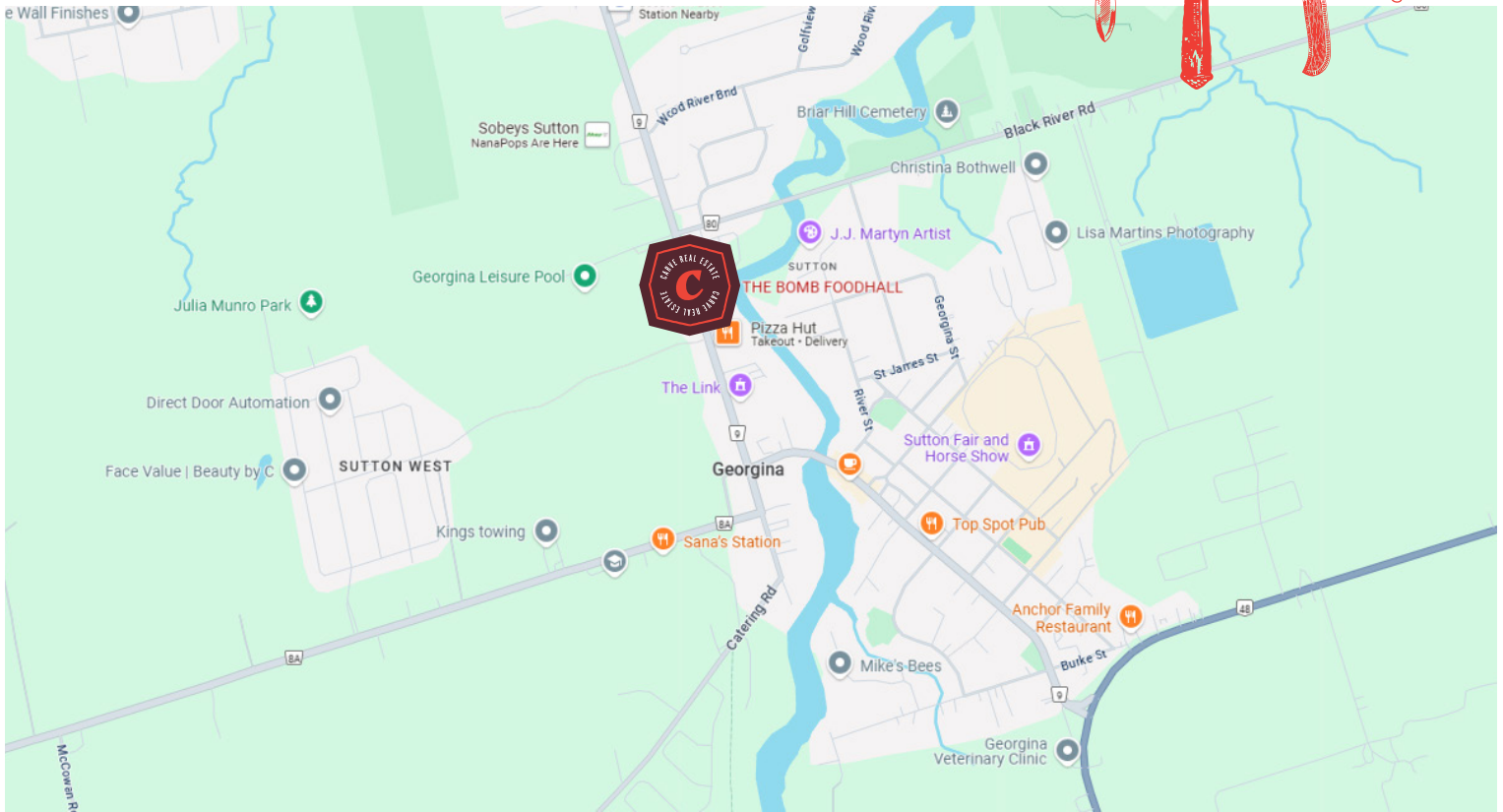


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## BUILDING DETAILS

This commercial unit was previously used for retail up until 2022 when it underwent a complete conversion to a restaurant.

The front kitchen is open concept with a huge 28 foot long commercial hood system, with hot trays, fridges, and tons of equipment that can handle any type of cuisine. There is an additional convection oven, more equipment, and two walk-ins in the back prep area.

The plaza has a number of schools nearby and has a constant flow of traffic going by as this is not only the heart of Sutton but also the main route from the highway to the beach area.

**Property Details:** Recently upgraded power system featuring 200-amp, 3-phase power. There are over 100 parking spaces in this large plaza and it has a great mix of tenants.

### LOT SIZE

**Frontage:**  
290.00 ft along Dalton Rd

**Depth:**  
Approximately 363.89 ft

**Dimensions:**  
93.70 ft x 70.41 ft x 363.89 ft x  
290.34 ft x 252.61 ft x 111.33 ft x  
52.68 ft

**Size:**  
81,385.85 ft<sup>2</sup> (1.868 ac)



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