



**FOR SALE**

**10 DOWNIE ST, STRATFORD**

**\$899,000**

**\$12,969 Gross Rent**

**5,600 Sq Ft**

**Breakfast Restaurant**

## FEATURES RESTAURANT

Outstanding breakfast restaurant and diner in the heart of Stratford and boasting very impressive sales and income! Features is a beautiful brick and beam breakfast restaurant situated in the busiest corner of downtown Stratford Ontario at the junction of Ontario St, Erie St, and Lakeside Dr. Facing the intersection with fantastic exposure and visibility this is the best location in the city.

This restaurant has been a mainstay with a 25 year history. It moved to this new location in 2022 and the business came with it with exceptional sales and a great reputation.

Amazing rent of \$12,969 Gross with 8 + 5 years remaining in a 5,600 sq ft restaurant. Full commercial production kitchen with 19 ft hood, 2 walk-ins. Available with training. Excellent income on top of salaries for ownership. Please do not go direct or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.



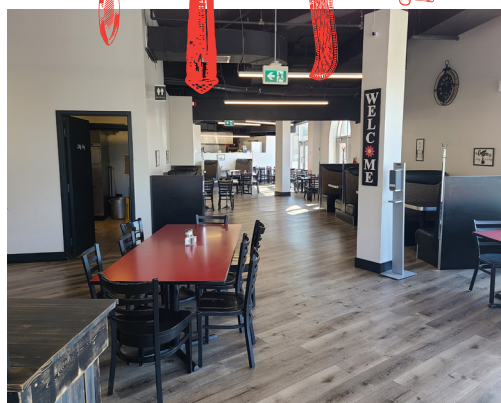
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### IL FORNELLO

- Trendy designs and a great menu
- 4,500 Sq Ft
- \$14,077 Gross Rent
- Licensed for 145 + 62 Patio



### OLD GARAGE WOOD-FIRED PIZZA

- Excellent & established sales year round
- 1,472 Sq Ft
- \$1,892 Gross Rent
- Seating for 22 + Patio



### DAMASK RESTO MARKET

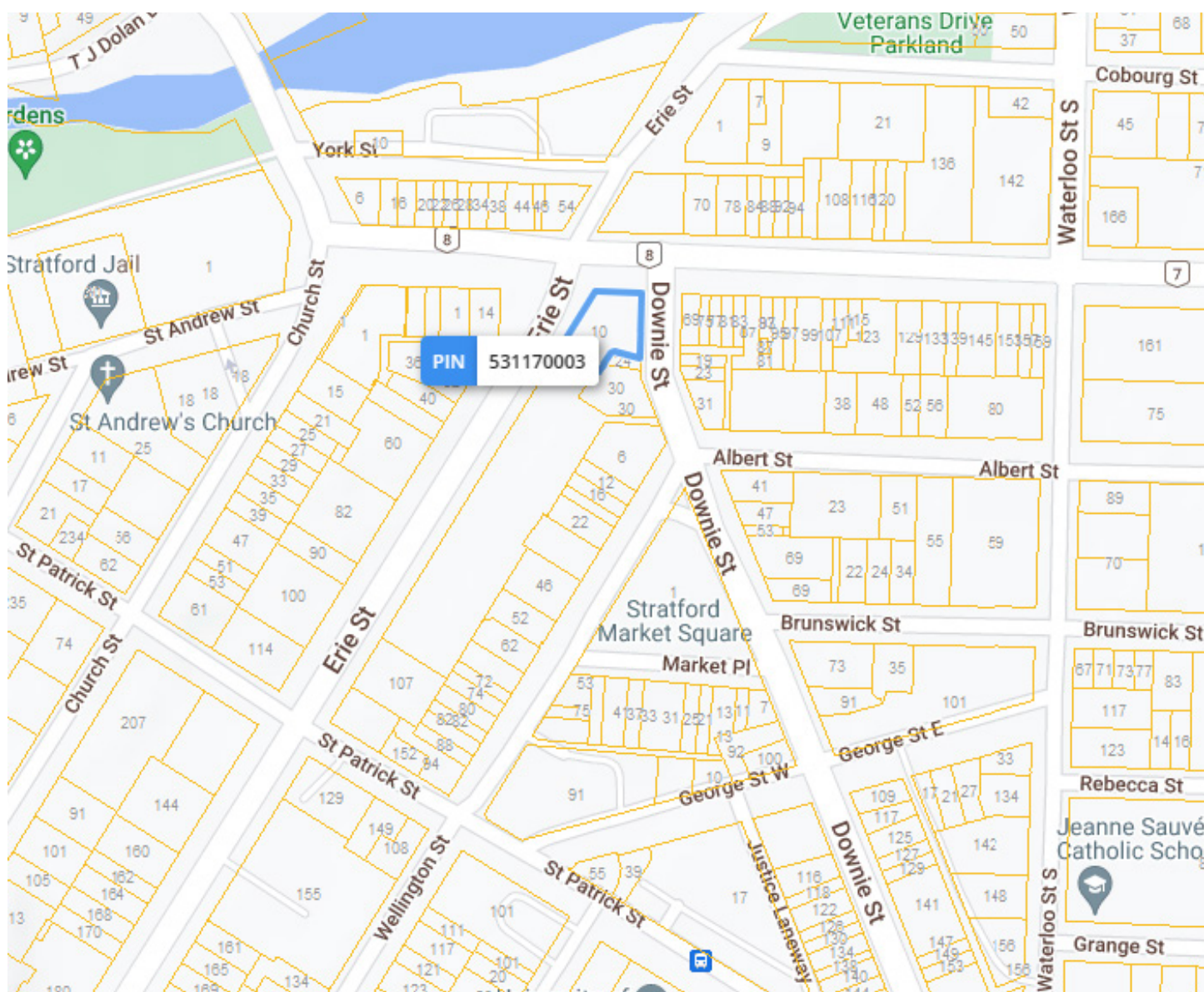
- QSR - Market - Bakery
- 2,473 Sq Ft
- \$8,155 Gross Rent
- Seating for 24 + 12



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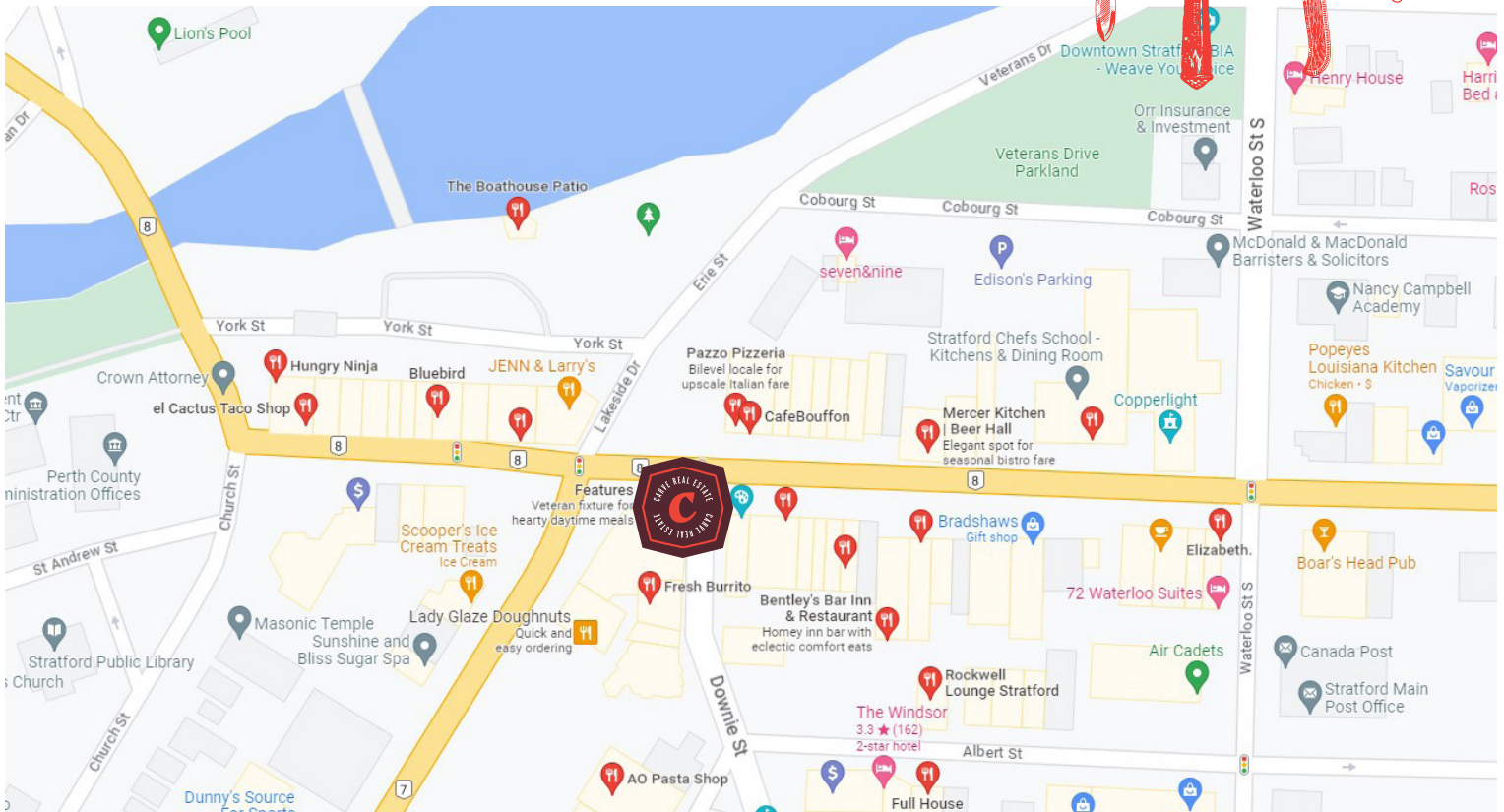


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## BUILDING DETAILS

Located on the Avon River, Stratford Ontario is a very unique city and one of Ontario's gems. Named after and forever connected with the great bard himself, Stratford ON shares more than just its name with its British namesake. This city is home to the Stratford Festival that is recognized around the world for its productions of Shakespearean plays.

This results in tremendous tourism all year round but especially from April to October when the festival runs. The crowds tend to be affluent and of an older demographic and the hotels, restaurants, and retail in the city reflect this.

**Property Details:** This commercial space was completely refurbished the hood system, equipment, and leaseholds are all essentially brand new. This is an excellent opportunity to take over a real money maker in a new space.

### LOT SIZE

**Frontage:**  
143.90 ft along Downie St

**Depth:**  
Approximately 122.18 ft

**Dimensions:**  
78.98 ft x 122.18 ft x 37.13 ft x  
3.81 ft x 20.04 ft x 9.71 ft x 13.15  
ft x 7.62 ft x 5.51 ft x 14.42 ft  
x 0.50 ft x 23.34 ft x 6.04 ft x  
45.10 ft x 109.33 ft

**Size:**  
13,088.90 ft<sup>2</sup> (0.300 ac)



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