



FOR SALE

529 DUNDAS ST, WOODSTOCK

\$199,000

\$7,734 Gross Rent

4,400 Sq Ft

Licensed Restaurant with Patio

IRONWORKS KITCHEN

Gorgeous licensed restaurant with patio in downtown Woodstock! Ironworks Kitchen is a beautiful restaurant with a full chef's kitchen, exposed brick, top of the line equipment and leaseholds, and great rent. This is a popular business with great sales and a growing reputation.

Available with training and all goodwill or rebrand it into your own concept, cuisine, or franchise. AAA location on the main strip in downtown Woodstock with a street side patio.

Attractive lease rate of \$7,734 gross rent including TMI with 3 + 5 + 5 years remaining in a big 4,400 sq ft space. Licensed for 150 + 15 on the patio. Big 15 ft commercial hood with 2 walk-ins. Upgraded leaseholds and systems.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

BOBBY SHARPE, Sales Representative
647-966-9234
bobby@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



FEATURES RESTAURANT

- Breakfast Restaurant
- 5,600 Sq Ft
- \$12,969 Gross Rent
- Fantastic exposure and visibility



MEXICAN HOUSE DOWNTOWN

- Licensed Restaurant
- 900 Sq Ft
- \$6,018 Gross Rent
- Licensed for 60 + 15



THE LOCAL EATERY

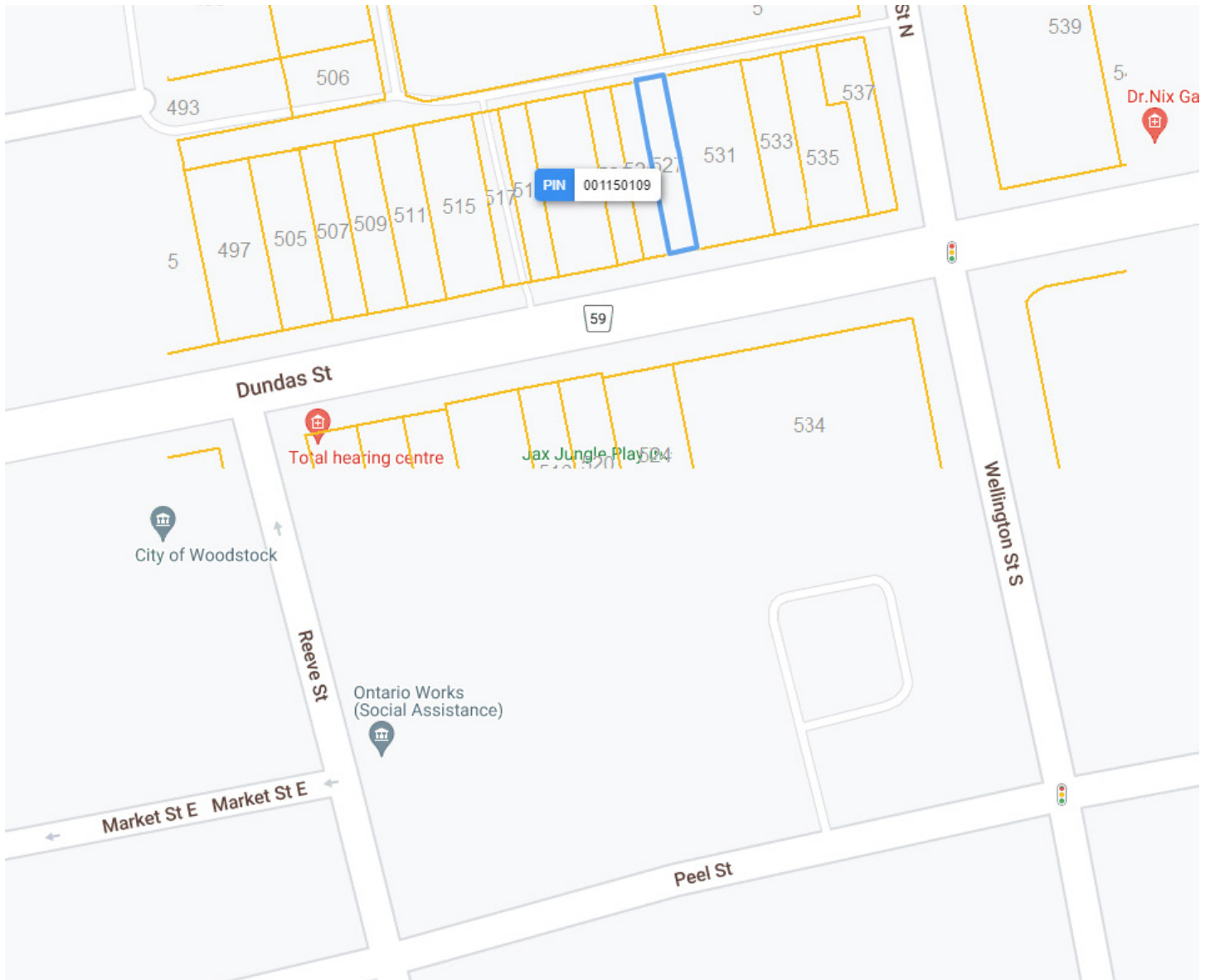
- Licensed Restaurant with Patio
- 1,100 Sq Ft
- \$3,009 Gross Rent
- Licensed for 21 + 15 Patio



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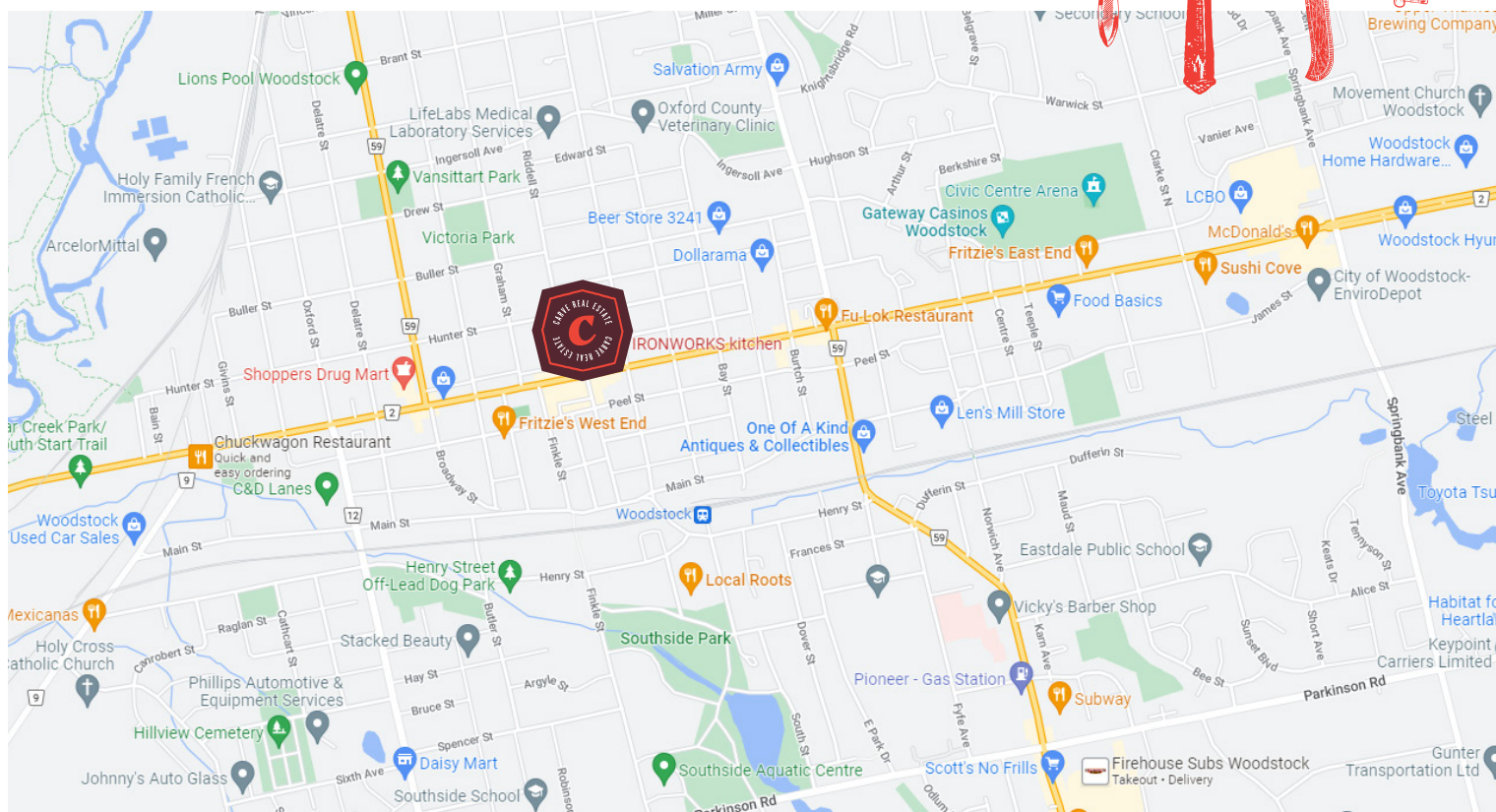
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BUILDING DETAILS

Woodstock Ontario occupies a very interesting feature as it has the largest and best retail nexuses in the area. Located directly off of the 401 and the junction with Highway 403, this is the area that thousands of commuters, transport drivers, and more stop to eat and sleep.

Downtown Woodstock like so many towns and cities across Ontario has been revitalized and is now home to a number of great restaurants and shopping, with tons of street parking and municipal parking lots. This unit in particular has a big parking lot directly behind it.

Property Details: This commercial unit has seen a ton of upgrades in the past two years, both to the inside and the exterior. The redone brick façade is beautiful and the patio is perfect for people watching.

All major systems and leaseholds have also been upgraded and it is practically a brand new building.

LOT SIZE

Frontage:
16.58 along Dundas St

Depth:
Approximately 100.00 ft

Dimensions:
16.62 ft x 100.92 ft x 16.61 ft
x 100.94 ft

Size:
1,668.40 ft² (0.038 ac)



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