



FOR SALE

375 WINSTON RD, GRIMSBY

\$449,000

\$8,600 Gross Rent

2,200 Sq Ft

Licensed with Double Patios

READY FOR SECONDS?

Call me to discuss this listing today.

BITTER N TWISTED

Award-winning pizzeria and local hot spot, built new from the ground up in 2023–2024. Open for only ten months and already highly profitable, this is a true standout business in one of Niagara's fastest-growing lakefront communities. The space is funky, eclectic, and stylish, with exceptional design both inside and out, drawing loyal regulars and steady new traffic. Located just off the QEW and close to multiple lakefront beaches.

The 2,200 sq ft operation includes two stunning patios, one with its own outdoor bar, and it is licensed for 30 indoors and 80 outside. The kitchen is outfitted with a top-tier \$75,000 Marra Forni brick pizza oven custom built in Maryland, as well as a walk-in fridge and freezer, high-efficiency HVAC with double-walled stainless steel ventilation. Fully licensed with three washrooms and fully wheelchair accessible. Please do not go direct or speak to staff.

\$8,600 gross rent including TMI with a 5 + 5 year lease in place. No demolition clause and no usage restrictions. Comes with three private parking spaces and a high-performance security and audio system. Available for rebranding to any cuisine or concept. Best-in-class turnkey restaurant with exceptional buildout and viral social media presence.

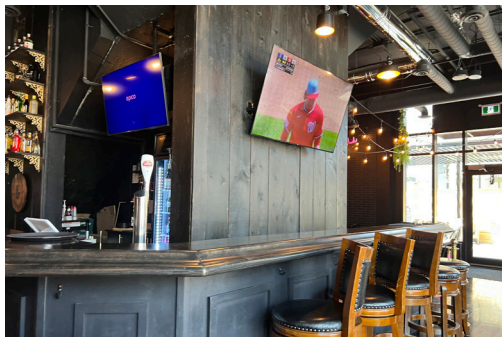


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OTHER LOCATIONS:



THE SLYE FOX

- Sports Bar & Restaurant
- 2,400 Sq Ft
- \$7,610 Gross Rent
- Big liquor license of 83 + Patio



MOLTO BENE PIZZERIA AND MORE EH

- Quick Service Restaurant QSR
- 1,100 Sq Ft
- \$3,097 Gross Rent
- Seating for 25



VITO'S PIZZERIA RESTAURANT

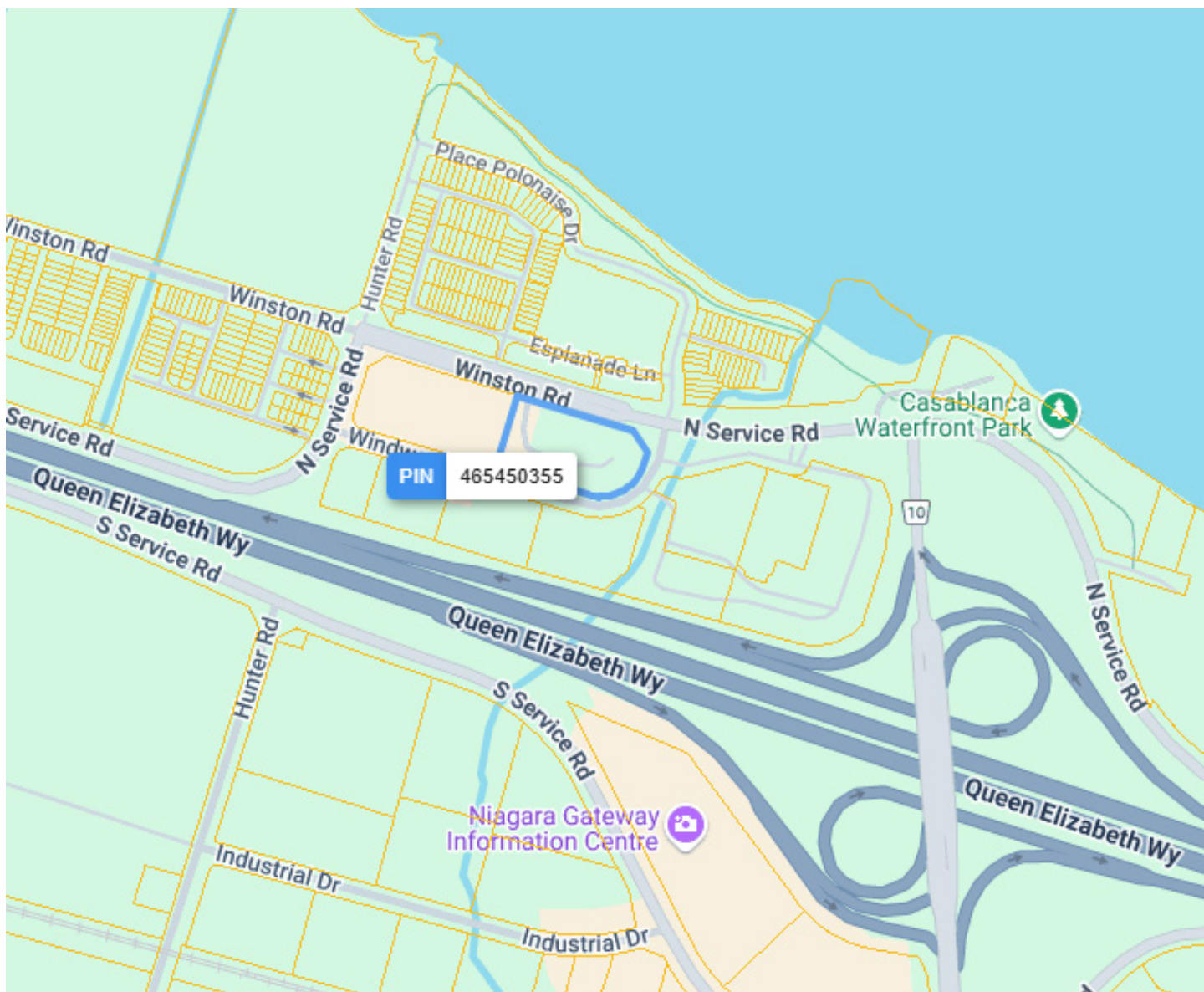
- Licensed Restaurant with Patio
- 3,500 Sq Ft
- \$6,700 Gross Rent
- Licensed for 100 + 35 Patio



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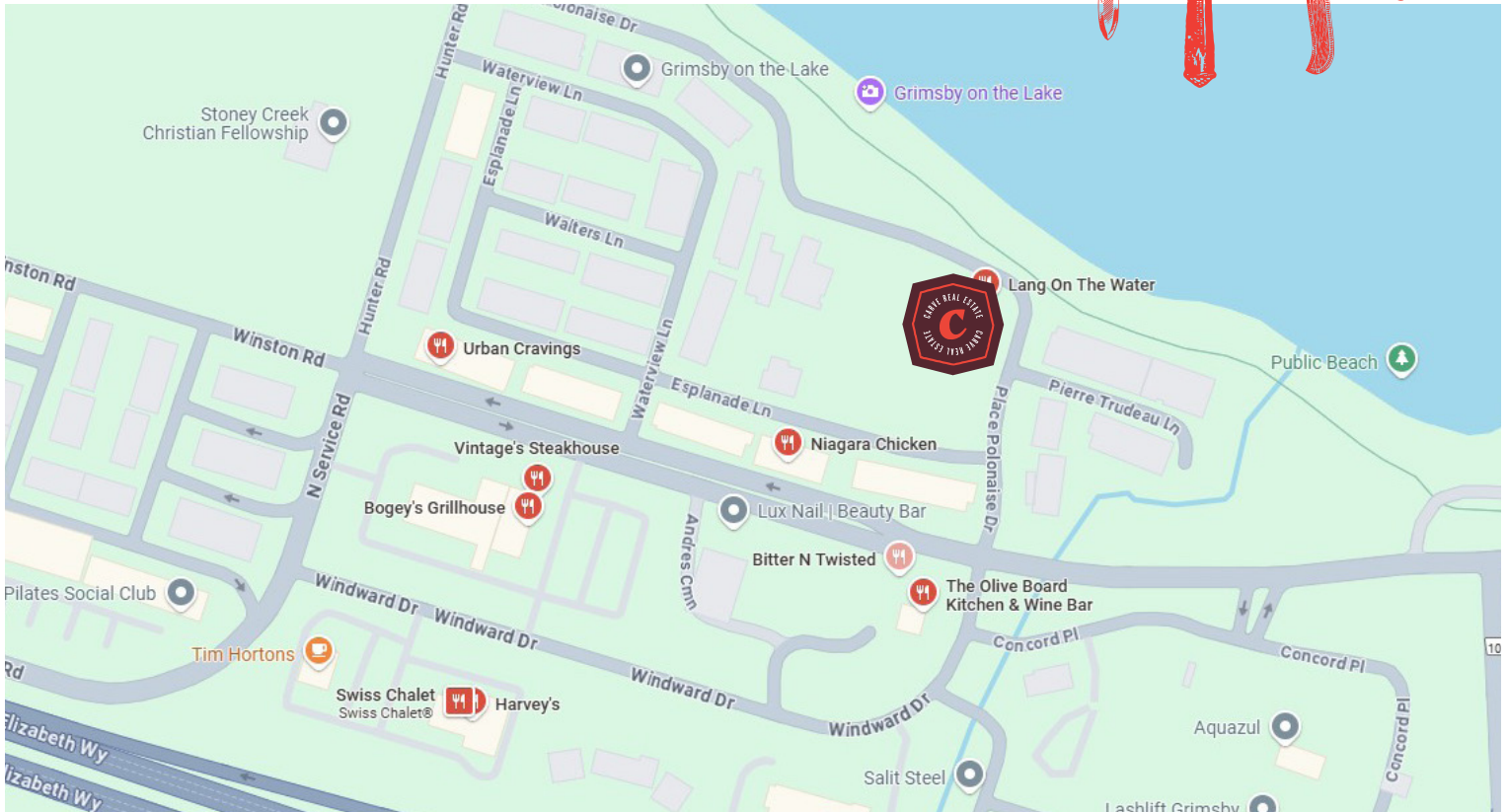
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BUILDING DETAILS

Located directly under the iconic Grimsby on the Lake arch, this is a prime address at the gateway to the Great Lakes waterfront. The area is known for its scenic views and regular influx of tourists, cottagers, and weekenders from across the GTA. Already viral online, this restaurant has also been embraced by the local community.

Property Details: With a premium lakefront location, award-winning concept, and state-of-the-art infrastructure, this restaurant offers a rare opportunity to acquire a top-performing hospitality venue in one of the region's most desirable growth nodes. Ideal for both operators and investors seeking visibility, volume, and long-term value.

LOT SIZE

Frontage:
79.65 ft

Depth:
236.97 ft

Dimensions:
206.39 ft x 121.04 ft x 215.59 ft
x 176.85 ft x 6.53 ft x 172.17 ft x
70.08 ft x 125.15 ft x 116.18 ft

Size:
7,543.19 ft²



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