



**FOR SALE**

**19834 AIRPORT RD, CALEDON**

**\$179,000**

**\$3,097 Gross Rent**

**1,100 Sq Ft**

**Pizza QSR**

## MOLTO BENE PIZZERIA AND MORE EH

Molto Bene Pizzeria and More Eh offers a fantastic opportunity to step into a fully equipped pizzeria and quick service restaurant in the heart of Caledon. Situated at a high-traffic intersection, this 1,100 sq ft space is ideally set up for dine-in, takeout, or delivery, making it a versatile option for a variety of food concepts. With seating for 25, great visibility, and parking for 20, the location is primed for steady foot traffic and strong local support.

The restaurant comes equipped with a 10-foot commercial hood and a stacked double pizza oven, providing the infrastructure needed to handle high volume and quality output. Whether you're an experienced operator or a new entrant to the food business, this space is available with training for a seamless transition—or can be rebranded to suit your own concept. The efficient layout and equipment make for smooth operations and fast service.

With a very competitive gross rent of just \$3,097 (including TMI) and a solid 2 + 5 + 5 year lease in place, this is a low-risk, high-potential opportunity in a growing market. Great signage, ample parking, and a loyal customer base make Molto Bene Pizzeria and More Eh a must-see for anyone looking to enter or expand in the foodservice industry.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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This document is not meant to solicit existing listings. (12.2002)



# carve REAL ESTATE



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## OTHER LOCATIONS:



### WINE SPOT

- Licensed Restaurant
- 2,001 Sq Ft
- \$2,400 Gross Rent
- Licensed for 38



### TAPHOUSE

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



### PHILADELPHIA KITCHEN

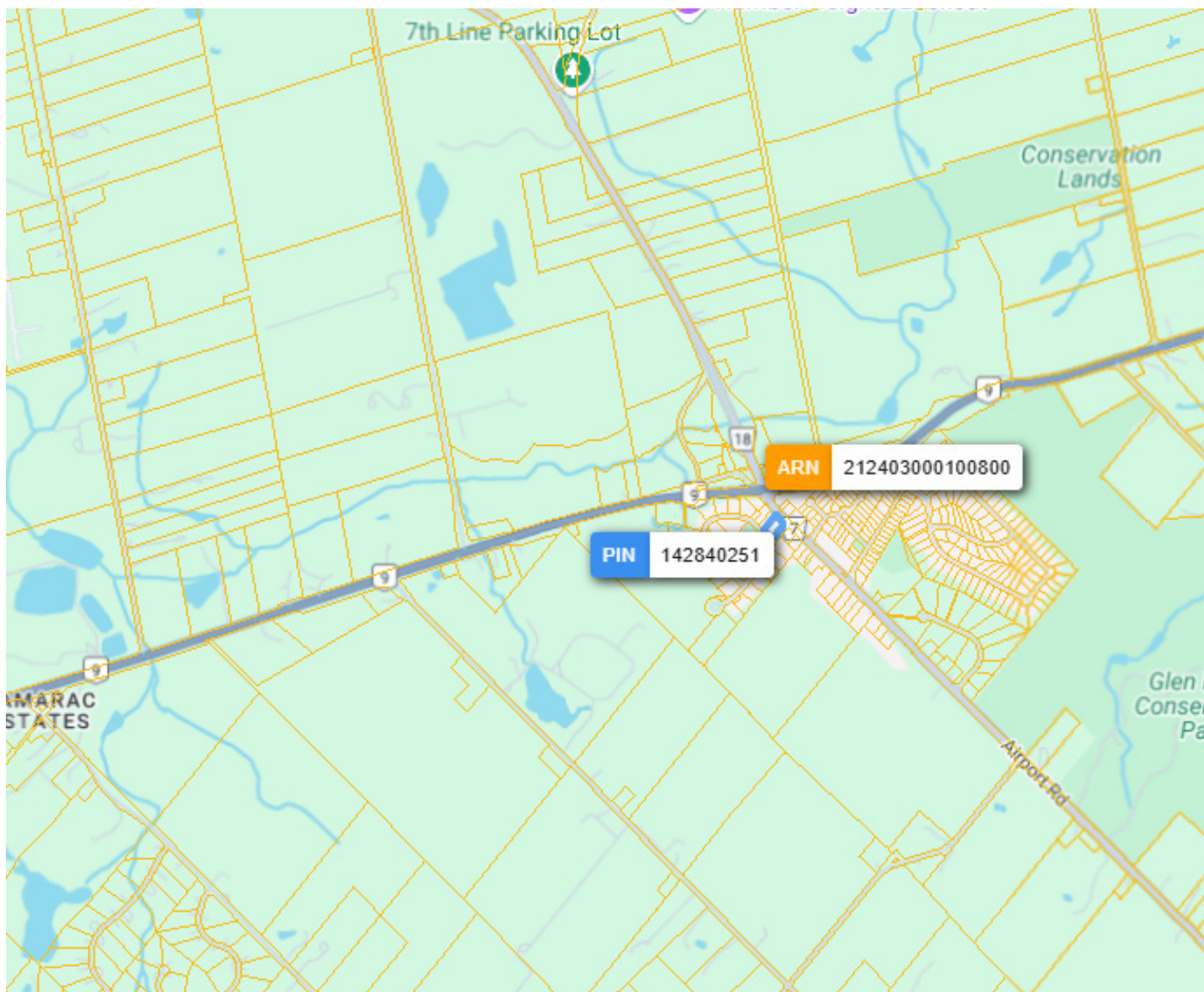
- Licensed Restaurant
- 1,000 Sq Ft
- \$3,000 Gross Rent
- Seating for 30



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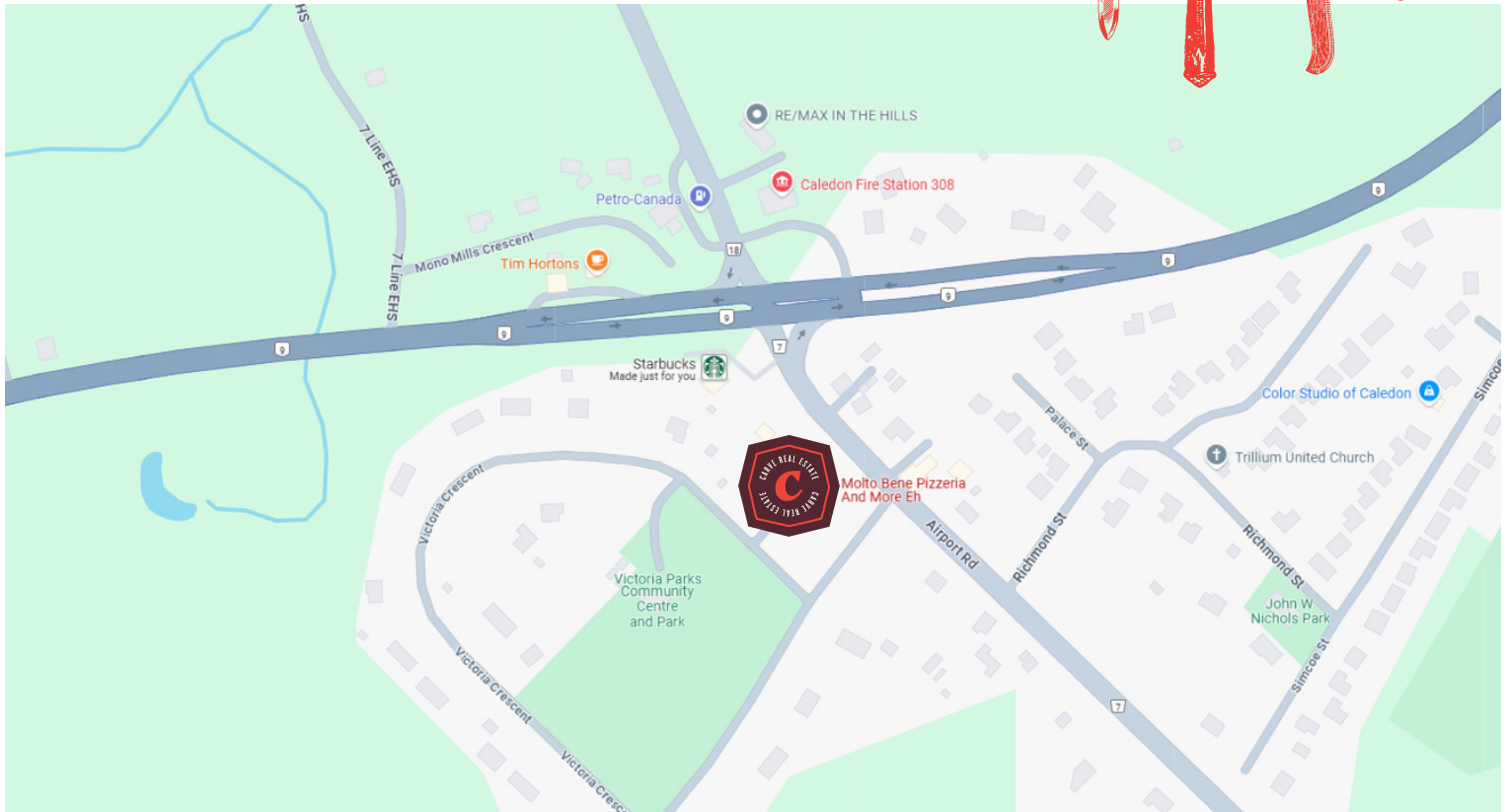


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## BUILDING DETAILS

Situated in a high-growth area northwest of the GTA, this restaurant is positioned at a busy intersection with constant traffic and visibility. The surrounding neighborhood is experiencing rapid development, bringing more residents, businesses, and demand to the area—making this a strategic location for any food operator.

**Property Details:** The unit features a full basement with ample prep space, 200-amp power, and a flexible layout, making it ideal for a wide range of restaurant concepts. With no restrictions on use, this space can easily be rebranded or converted into anything from a quick-service franchise to a dine-in eatery, bakery, or ghost kitchen. The infrastructure is already in place to support high-volume operations.

This is a rare opportunity to secure a versatile, fully equipped restaurant location in one of the GTA's most active growth corridors. Whether you're launching a new concept or expanding an existing brand, the location, flexibility, and surrounding momentum make this listing worth a closer look.

### LOT SIZE

#### Frontage:

151.12 ft along Airport Rd

#### Depth:

Approximately 252.86 ft

#### Dimensions:

40.11 ft x 183.68 ft x 47.50 ft  
133.79 ft x 252.86 ft x 134.66 ft

#### Size:

39,740.32 ft<sup>2</sup> (0.912 ac)



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