



FOR SALE

68 WEST RD, HUNTSVILLE

\$129,000

SLICE OF MUSKOKA

Slice of Muskoka is a charming café, bakery, and restaurant located in the heart of downtown Huntsville. This 1,200 sq. ft. corner unit offers an easy-to-manage layout with indoor seating for 24 and an additional 20 seats on a sunny patio. The space is bright, welcoming, and well-suited for a variety of concepts.

Currently known for wraps, baked goods, coffee, soups, and vegan options, the unit is open to conversion into a different cuisine, franchise, or restaurant concept. The lease is highly attractive at only \$2,800 gross, including TMI, making it a rare opportunity in a prime downtown location.

Additional highlights include parking for 30 vehicles and two bathrooms, offering convenience for both staff and customers. Prospective tenants are asked not to contact staff or ownership directly.

\$2,800 Gross Rent

1,200 Sq Ft

Cafe - Bakery - Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LISTINGS:



REBRANDING OPPORTUNITY

- Licensed Restaurant with Patio
- 2,000 Sq Ft
- \$6,000 Gross Rent
- Licensed for 30 + 100 Patio



HONEY HARBOUR GENERAL STORE

- General Store & QSR
- 10,000 Sq Ft
- Business with Property
- Seating for 10 + 20 Patio



HUMMINGBIRD PIZZA

- Licensed Restaurant & QSR
- 3,000 Sq Ft
- \$3,750 Base Rent
- Licensed for 98



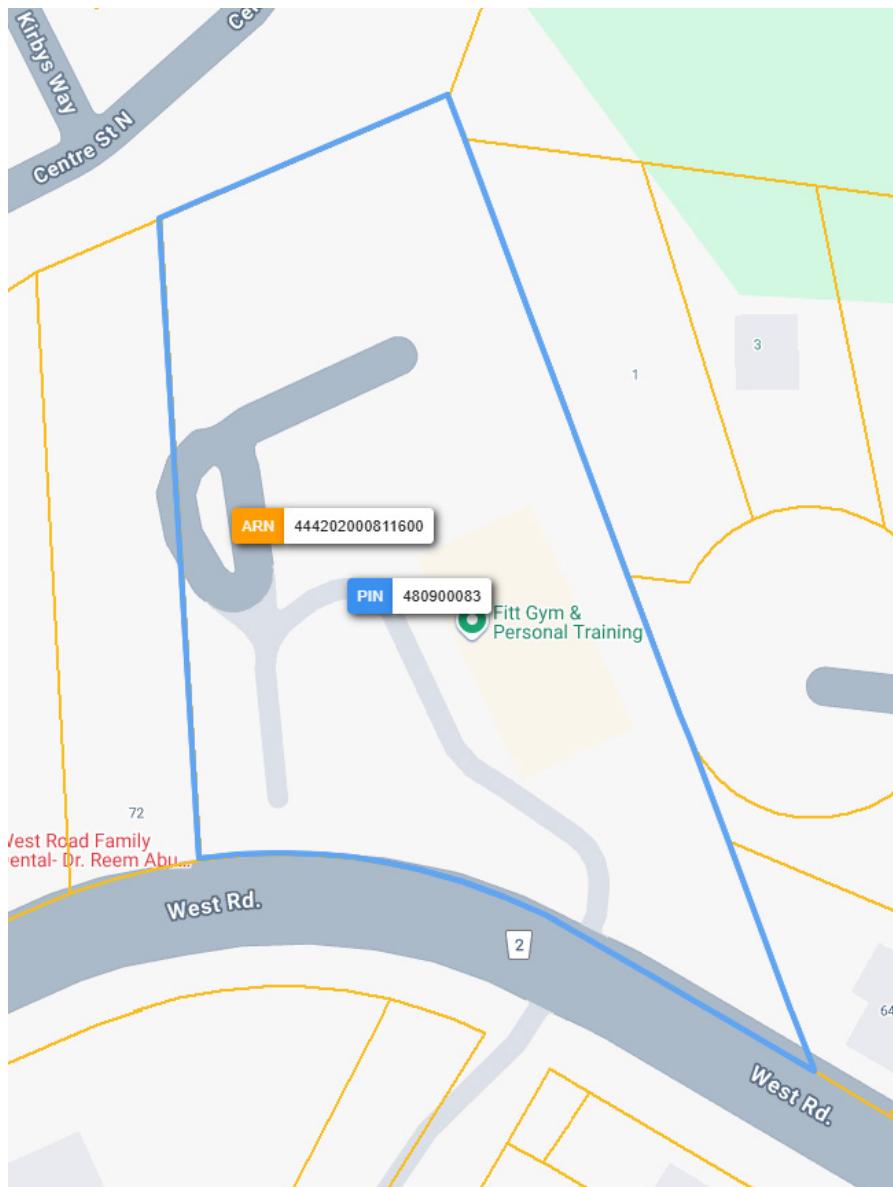
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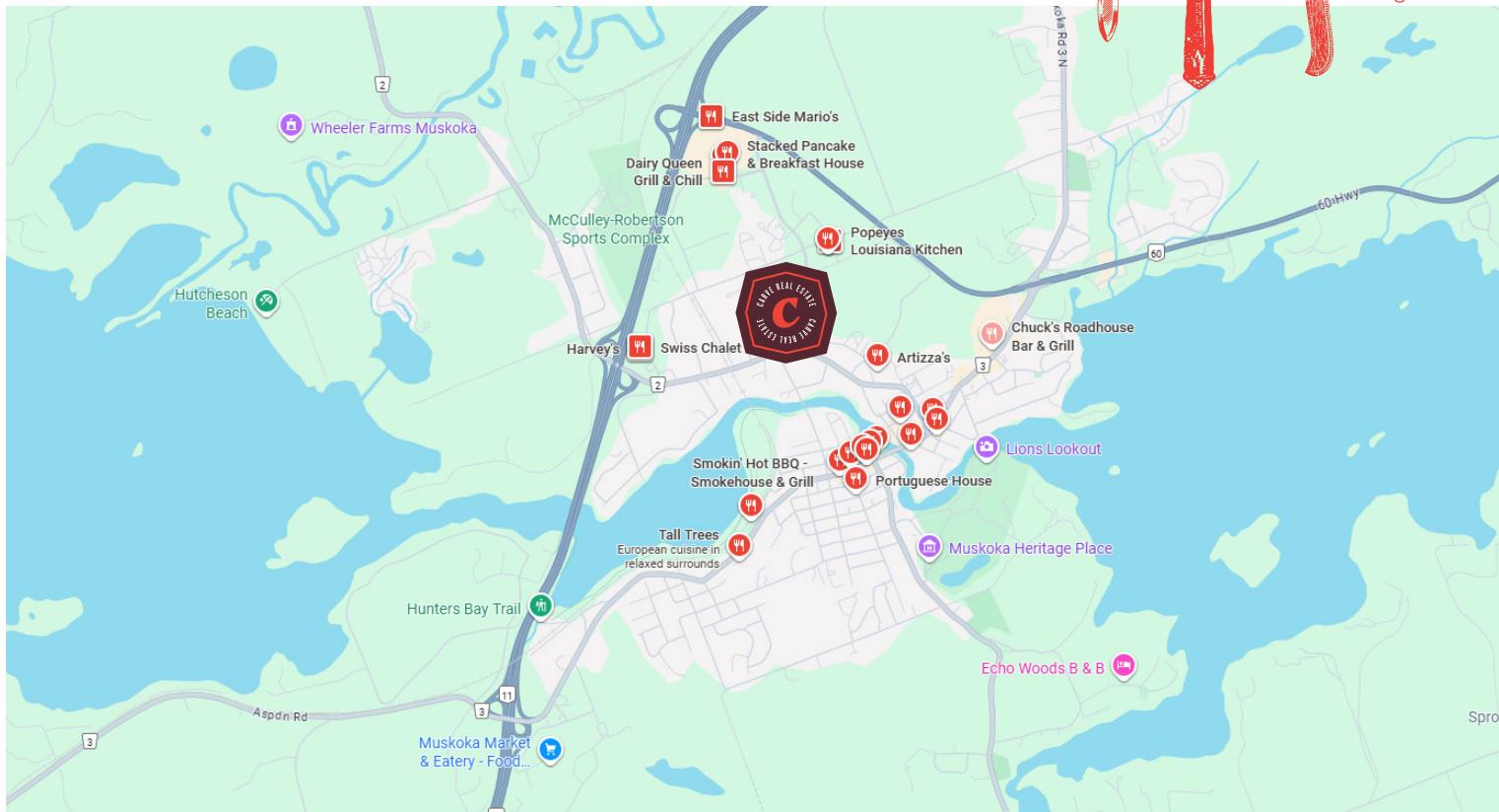
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BUILDING DETAILS

This downtown Huntsville location offers a versatile and easy-to-manage space, built on a concrete pad with no basement concerns and equipped with 200-amp power. The layout is highly adaptable, making it ideal for a wide range of restaurant or café concepts, from casual dining and quick service to franchise or specialty offerings. The unit also features a wheelchair-accessible bathroom, ensuring inclusivity for all patrons.

Huntsville is a vibrant community and a key destination in the heart of Muskoka. The downtown core attracts both residents and tourists, drawn to its mix of shopping, dining, and cultural attractions. Seasonal events, festivals, and strong summer tourism create a consistent flow of potential customers, while the local population supports steady year-round demand. The area is known for its charming streets, walkability, and scenic surroundings, making it a highly desirable location for food and beverage operations.

With convenient parking for up to 30 vehicles and a sunny patio, this location maximizes both accessibility and customer experience. The combination of a strong downtown presence, flexible space, and Huntsville's growing reputation as a food and tourism hub positions this property as an exceptional opportunity for operators looking to establish or expand a successful concept in the Muskoka region.

LOT SIZE

Frontage:
200.76 ft along West Rd

Depth:
Approximately 498.90 ft

Dimensions:
23.19 ft x 157.56 ft x 321.04 ft x
200.76 ft x 133.72 ft x 498.90 ft

Size:
82,968.14 ft² (1.905 ac)

Lot Measurement Accuracy:
LOW



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