



**FOR SALE**

**821 GOLF LINKS RD, ANCASTER**

## ÍOS AGORA & BAKERY

Ios Agora & Bakery is a highly successful and profitable Greek bakery located up on the Mountain in Hamilton. Boasting excellent sales and strong income for ownership, this turnkey business presents a rare opportunity to acquire a well-established and thriving bakery operation. Full training will be provided to ensure a smooth transition for the new owner.

The business operates out of a spacious 3,700 Sq Ft commercial unit, featuring a large retail storefront and a fully equipped production kitchen. With a 7-foot commercial hood and two walk-in fridges, the bakery is built to handle high volume while maintaining quality and efficiency.

Situated in a busy plaza with 100 parking spaces and excellent signage, the location benefits from consistent traffic and strong visibility. The lease rate is \$11,300 Gross including TMI with 1 + 5 + 5 + 5 years remaining, providing long-term security for continued growth. Please do not go direct or speak to staff or ownership.

**\$499,000**

**\$11,300 Gross Rent**

**3,700 Sq Ft**

**Bakery & Retail**

**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:



### 105 ESTIATORIO & WINE BAR

- Licensed Restaurant
- 3,750 Sq Ft
- \$11,415 Gross Rent
- Licensed for 175+ 50 patio



### FALLINGBROOK MARKET

- Gourmet Grocery Store & QSR
- 1,450 Sq Ft
- \$5,935 Gross Rent
- Licensed for 40 + 12 patio



### SLICE OF MUSKOKA

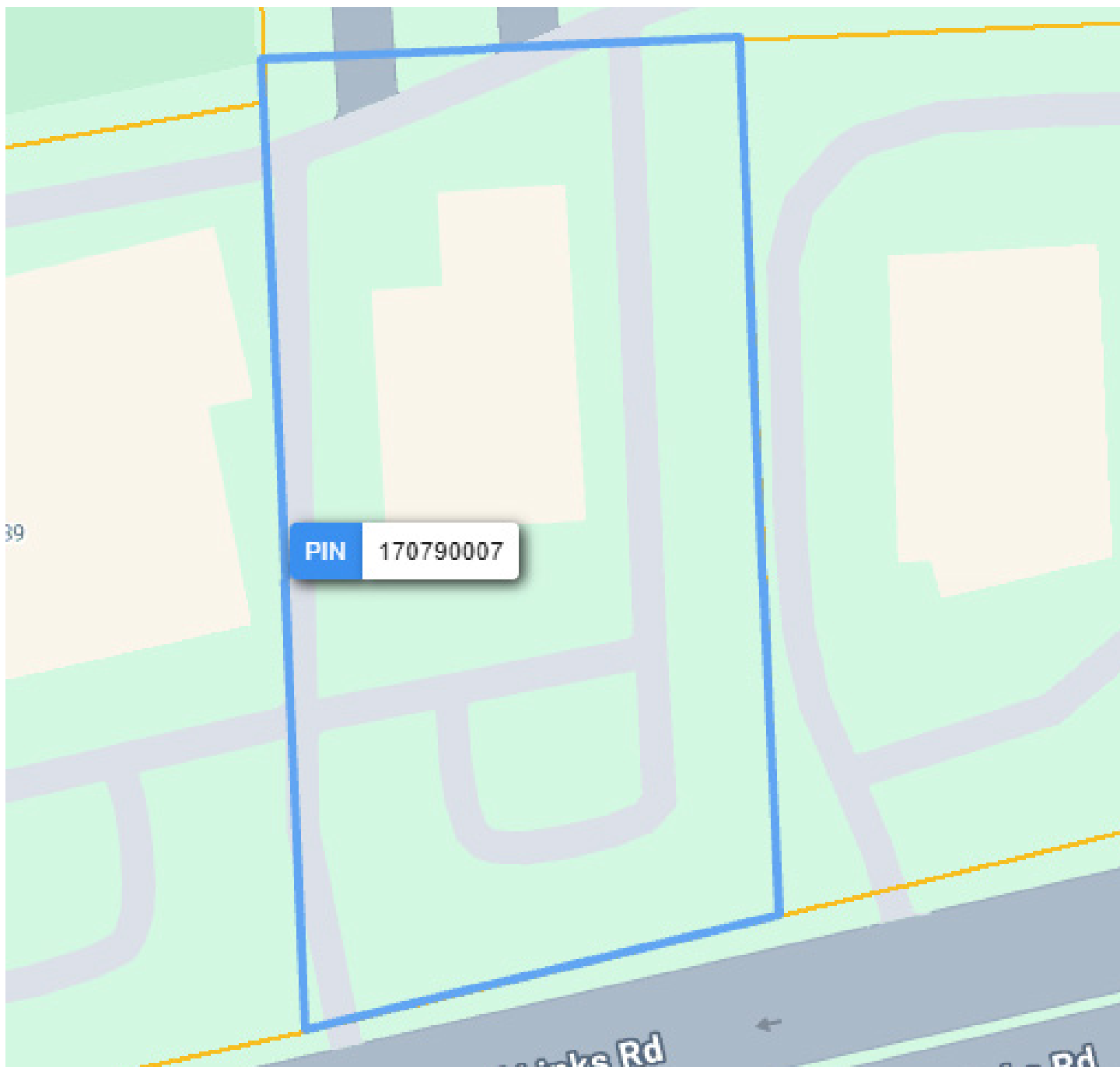
- Bakery - Cafe - QSR
- 1,350 Sq Ft
- \$2,800 Gross Rent
- Seating for 24 + 20 on Patio



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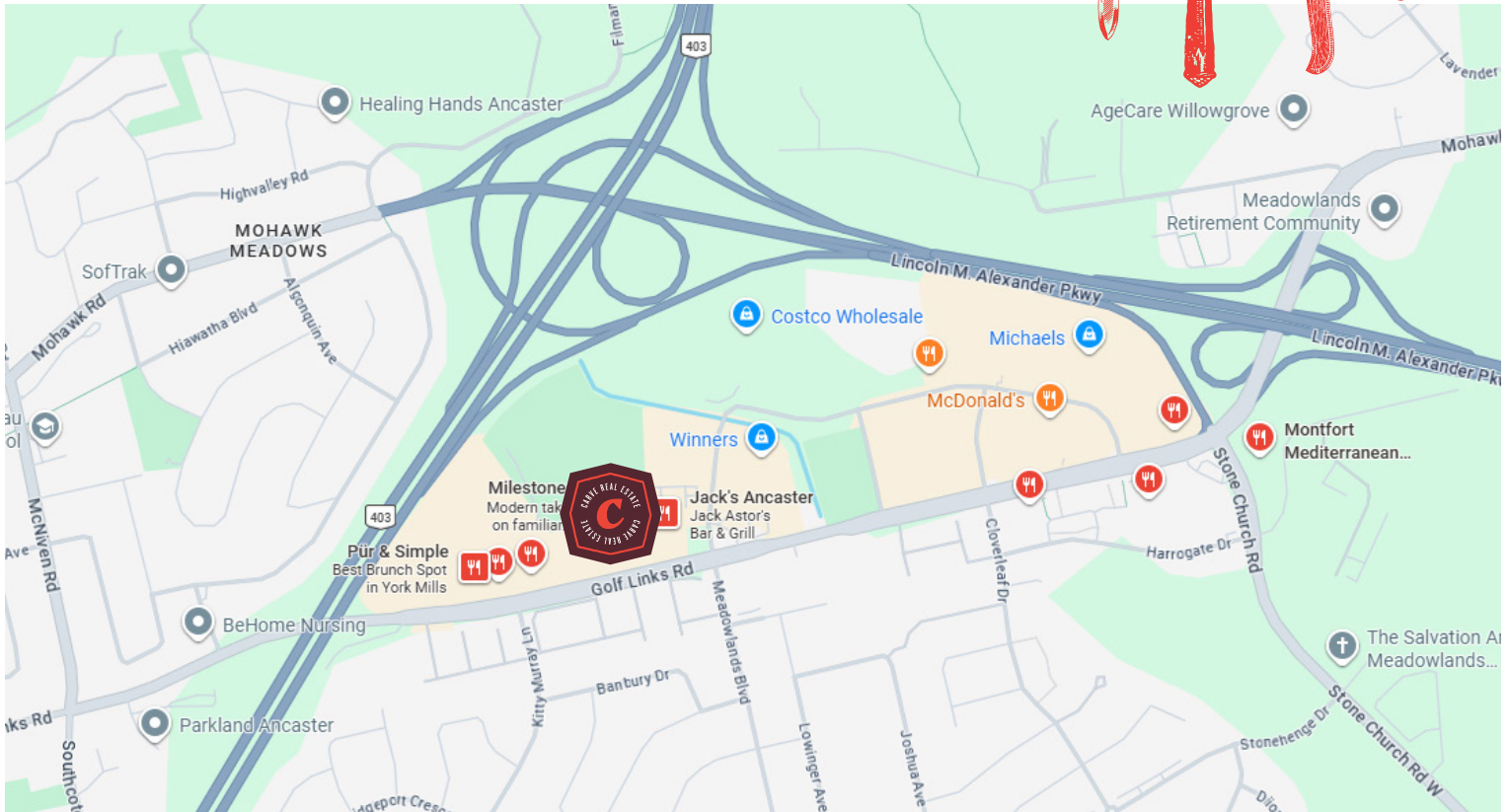
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## BUILDING DETAILS

Greek bakeries are renowned for their quality, tradition, and wide appeal, offering everything from fresh breads and pastries to specialty desserts that keep customers coming back. Successful bakeries combine authentic recipes with efficient production, creating a loyal following and consistent sales.

Ios Agora & Bakery benefits from a strong foothold in Hamilton Mountain, a market with established neighbourhoods, high foot traffic, and steady local demand. Its large retail space and production kitchen allow for both in-store sales and expanded catering or wholesale opportunities.

Located in a busy plaza with ample parking and excellent signage, this bakery enjoys maximum visibility and accessibility. With a proven concept and a prime location, it is ideally positioned for continued growth and long-term success in one of Hamilton's most desirable areas.

### LOT SIZE

#### Frontage:

158.17 ft

#### Depth:

314.43 ft

#### Area:

46,435.46 ft<sup>2</sup> (1.066 ac)

#### Perimeter:

908.79 ft

#### Measurements:

155.22 ft x 314.43 ft x 158.17 ft x 284.00 ft



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