



FOR SALE

170 JOZO WEIDER BLVD, BLUE MOUNTAIN

\$699,000

\$4,494 Gross Rent

580 Sq Ft

Quick Service Restaurant

CHEEZED - BLUE MOUNTAIN

Profitable and very successful franchise location in Blue Mountain Village, and the original home of Cheezed, a popular Canadian grilled cheese concept. This compact 580 sq ft unit is highly efficient and optimized for quick service, offering a streamlined operation that is easy to staff and manage. The business generates excellent sales with strong income, supported by a simple menu and proven systems backed by an established brand.

The space is configured for takeout-focused service with no interior seating and a 10-seat patio that captures steady foot traffic in one of Ontario's busiest resort destinations. Surrounded by shops, attractions, and year-round tourism, the location benefits from thousands of daily visitors and consistent demand across all seasons. This is an ideal opportunity for an owner-operator or investor looking to step into a turnkey operation with brand recognition and built-in customer flow.

Attractive lease with a \$4,494 Gross Rent and royalties of 6% + 2%, with full training and ongoing support provided by head office. Easy to staff and operate with a lean footprint and strong margins in a high-traffic environment. Please do not go direct or speak to staff or ownership

READY FOR SECONDS?

Call me to discuss this listing today.



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

LES MILBORN, Sales Representative
416-848-1166
les@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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OTHER LOCATIONS:



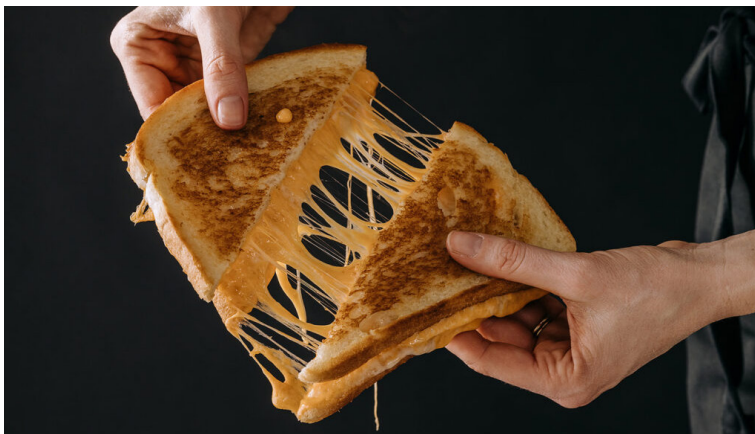
CHEEZED BARRIE

- Quick Service Restaurant
- 380 Sq Ft
- \$10,050 Gross Rent
- Food Court Seating for 100



CHEEZED THE WELL

- Franchise location
- 200 Sq Ft
- Food Hall seating for 100



CHEEZED FRANCHISE

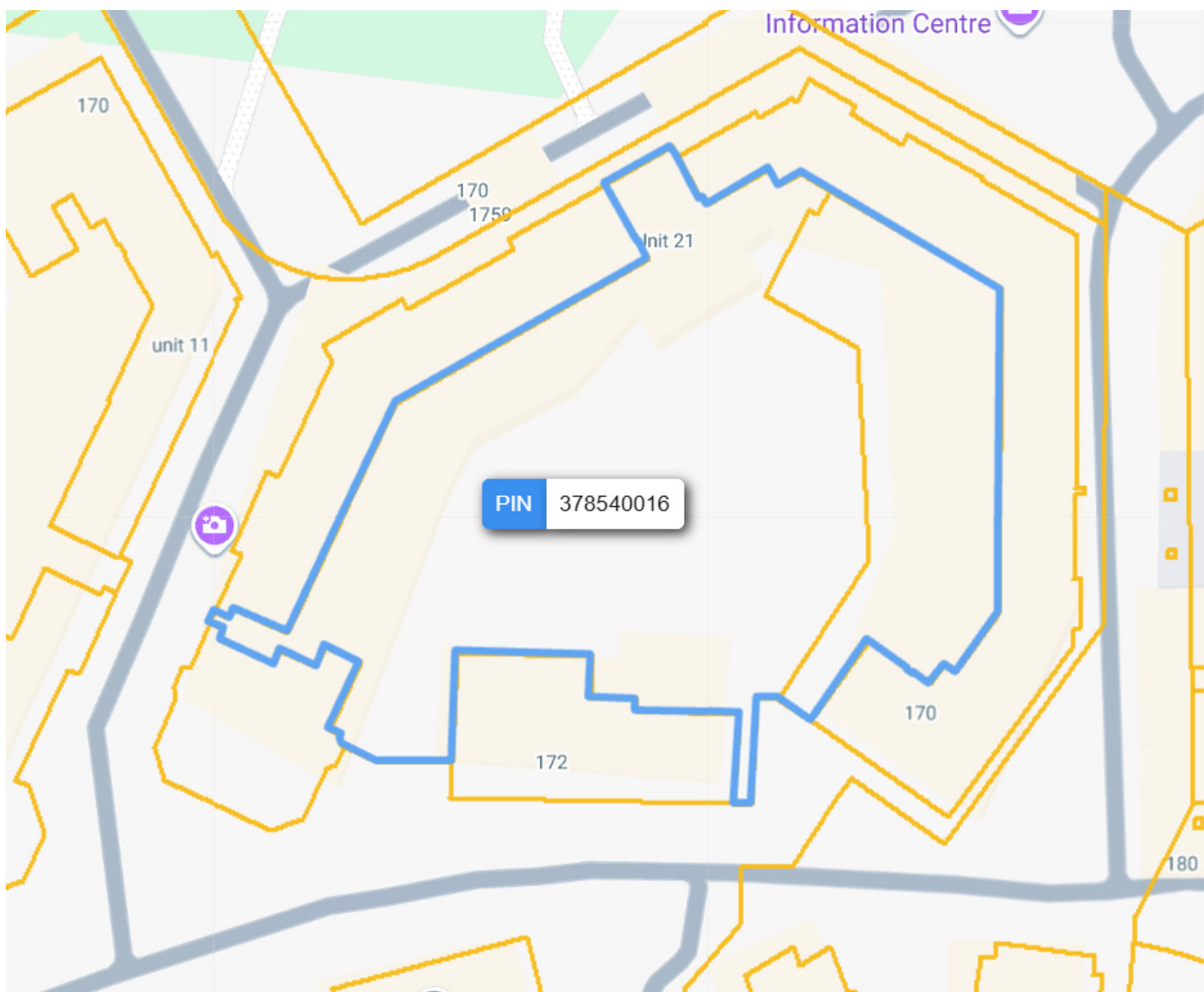
- QSR Franchise
- 3 Locations
- Market Rents
- Entire Franchise



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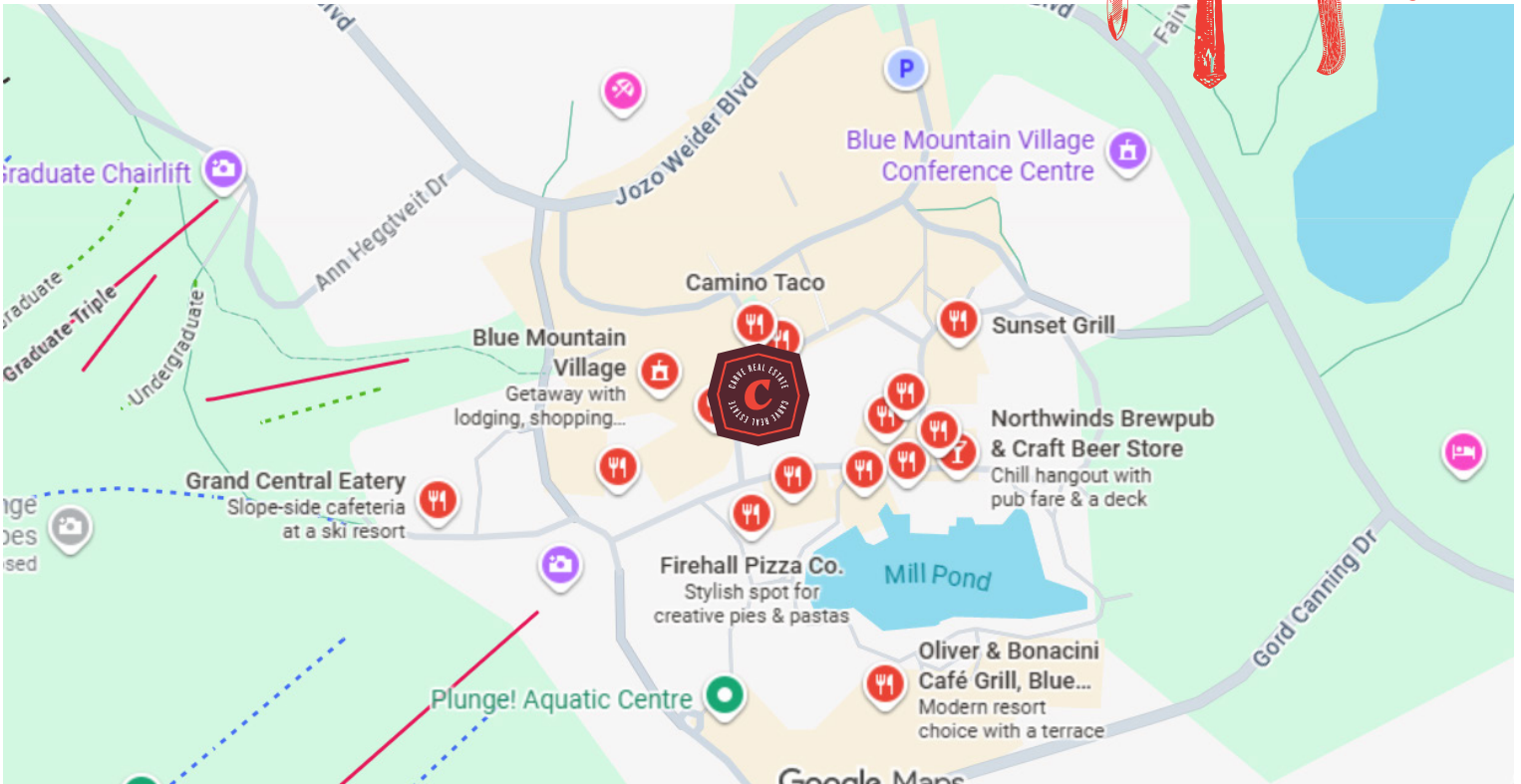
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BUILDING DETAILS

Located in the heart of Blue Mountain Village, this property sits within one of Ontario's premier four-season resort destinations, drawing consistent traffic from tourists, weekend visitors, and locals alike. The village is a fully pedestrianized environment filled with retail, restaurants, hotels, and entertainment, creating a vibrant atmosphere with strong foot traffic throughout the day and into the evening. Seasonal events, festivals, and year-round attractions ensure steady demand and repeat visitation.

The unit itself is compact and highly efficient, ideal for quick service operations that benefit from speed and volume. Positioned within the main village flow, it enjoys excellent visibility and exposure to passing foot traffic, with a functional layout that supports streamlined service. The patio extends the footprint during the warmer months, allowing operators to capture additional sales in an already high-performing location.

This is a rare opportunity to secure space in a tightly held and highly sought-after commercial node where availability is limited. A turnkey footprint in a destination setting with built-in demand and exceptional pedestrian exposure.

LOT SIZE

Frontage:
116.81 ft along Jozo Weider Blvd

Depth:
Approximately 95.44 ft

Dimensions:
13.89 ft x 35.57 ft x 17.91 ft x 0.32 ft x 2.60 ft x 0.32 ft x 6.71 ft x 8.77 ft x 5.18 ft x 26.34 ft x 116.81 ft x 83.84 ft x 9.12 ft x 6.96 ft x 26.32 ft x 2.76 ft x 0.85 ft x 17.92 ft x 0.13 ft x 3.97 ft x 27.77 ft x 3.97 ft x 0.13 ft x 20.52 ft x 0.33 ft x 6.93 ft x 9.71 ft x 0.20 ft x 95.44 ft x 91.91 ft x 21.26 ft x 4.17 ft x 6.06 ft x 4.18 ft x 6.19 ft x 4.07 ft x 21.46 ft x 5.70 ft x 14.28 ft x 8.12 ft x 13.72 ft x 26.57 ft x 3.28 ft x 0.37 ft x 1.65 ft x 1.80 ft x 2.65 ft x 13.74 ft x 27.15 ft x 39.84 ft x 48.71 ft x 15.27 ft x 17.02 ft x 3.91 ft x 37.80 ft x 32.41 ft x 6.24 ft x 38.46 ft

Size:
37,243.09 ft² (0.855 ac)

Lot Measurement Accuracy:
LOW



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