



**FOR SALE**

**310 QUEEN ST S, BOLTON**

**\$149,000**

**\$3,385 Gross Rent**

**1,200 Sq Ft**

**QSR Wing Franchise**

**READY FOR SECONDS?**  
Call me to discuss this listing today.

## WINGSUP!

WingsUp! franchise available on Queen Street (Highway 50) in downtown Bolton, situated in a busy plaza with excellent visibility and strong surrounding traffic. This is a well-established quick service restaurant (QSR) brand known for its wings and takeout-focused model, offering a turnkey opportunity for an owner-operator or franchisee to step into a proven concept in a growing market.

The space features a modern buildout across 1,200 Sq Ft, designed for efficient service and high-volume takeout and delivery. The kitchen is fully equipped with a 12-ft commercial hood and 2 walk-ins (1 + 1), providing strong infrastructure for continued operations. Excellent signage and prominent placement on the plaza's advertising pylon further enhance exposure and customer draw.

Lease rate of \$3,385 Gross Rent including TMI with 8 + 5 + 5 years remaining. Full training and support to be provided by head office with royalties of 4% + 2%, making this an accessible opportunity within a recognized franchise system. Ample parking with approximately 100 spaces available for customers. Please do not go direct or speak to staff.



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# carve REAL ESTATE



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## OTHER LOCATIONS:



### KABOOM WINGS

- Quick Service Restaurant
- 1,000 Sq Ft
- \$3,628 Gross Rent
- Licensed for 28



### SUNSET GRILL

- Breakfast Franchise Restaurant
- 2,200 Sq Ft
- \$9,734 Gross Rent
- Seating for 110



### TOP GUN BURGER

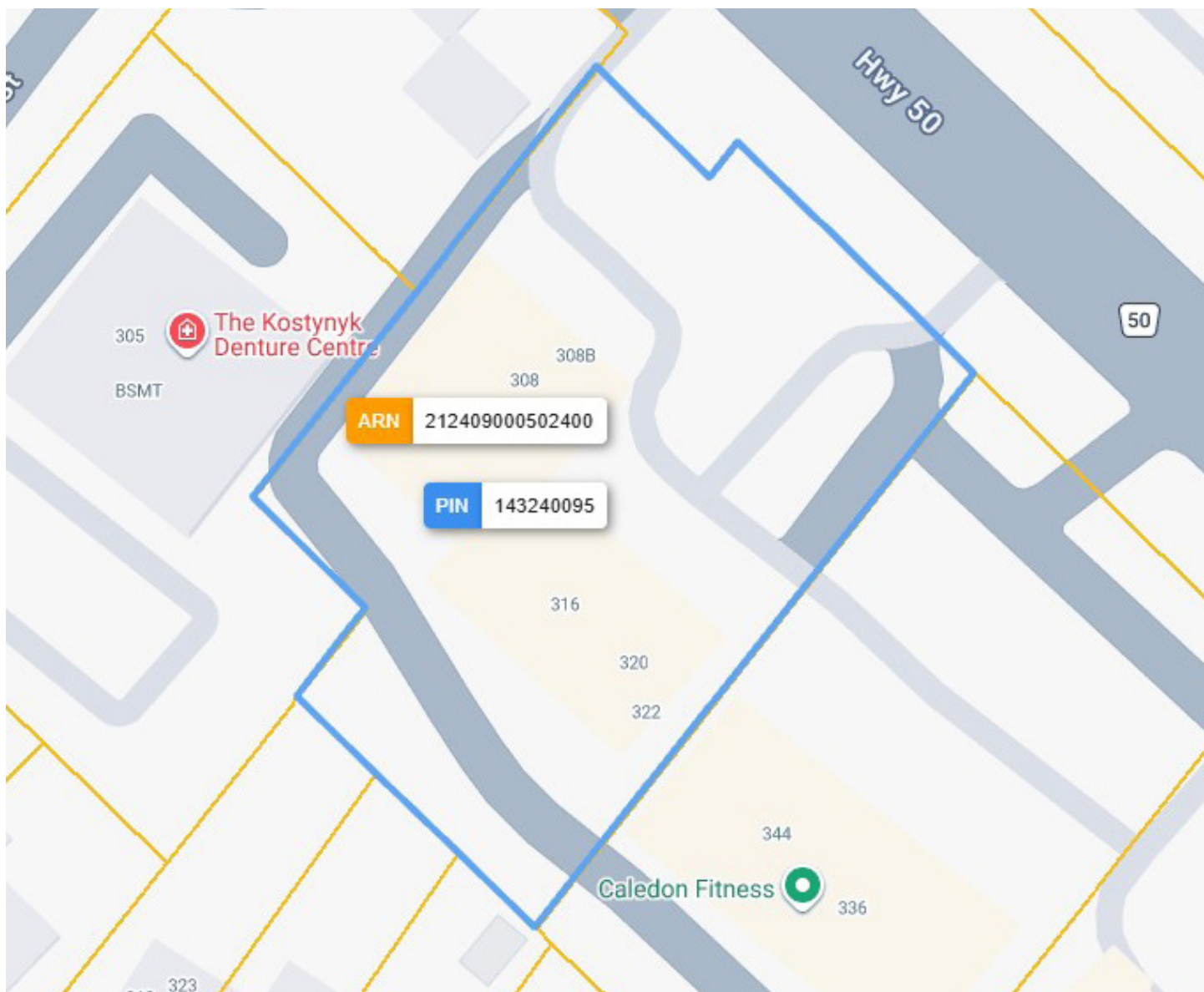
- Quick Service Restaurant QSR
- 1,500 Sq Ft
- \$8,141 Gross Rent
- Seating for 45



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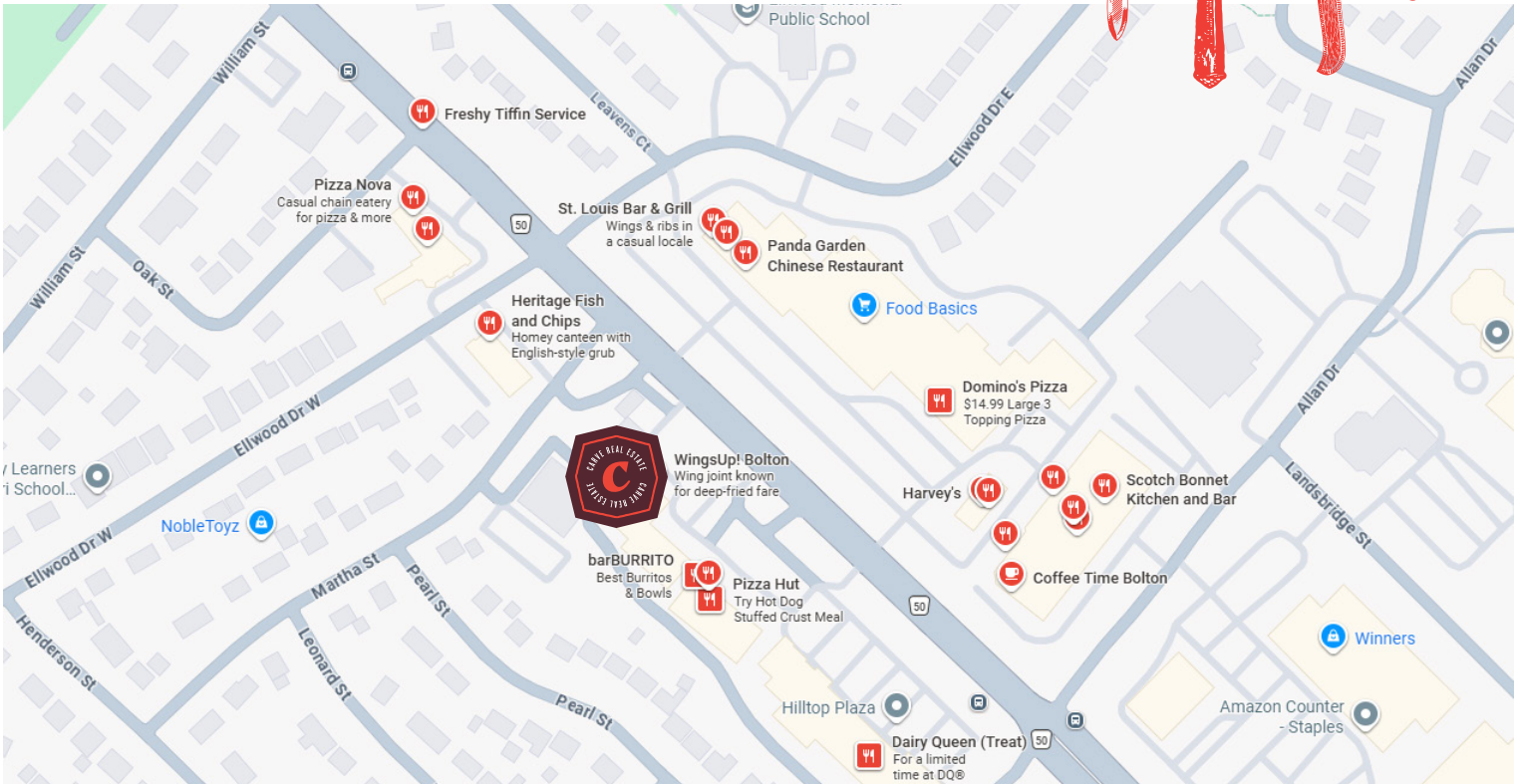
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## BUILDING DETAILS

Located in the heart of downtown Bolton along Queen Street (Highway 50), this plaza benefits from excellent exposure on one of the area's main commercial corridors. The surrounding neighborhood is a strong mix of residential growth and established retail, drawing consistent traffic from local residents, commuters, and nearby businesses. This is a highly accessible location with steady vehicle flow and strong visibility from the street.

The plaza is well-maintained and anchored by a variety of complementary tenants, creating a built-in customer base and reliable daily foot traffic. Prominent signage on both the unit and the pylon ensures maximum brand exposure, while the layout of the centre allows for easy in-and-out access. Ample parking throughout the plaza makes it convenient for dine-in, takeout, and delivery drivers alike.

Positioned within a growing community just northwest of the GTA, Bolton continues to see residential expansion and increasing demand for quality food service options. The area is easily accessible via major roadways and serves as a key hub for Caledon and surrounding regions, offering long-term stability and growth potential for operators looking to establish themselves in a busy suburban market.

### LOT SIZE

**Frontage:**

195.50 ft along Queen St S

**Depth:**

Approximately 220.50 ft

**Dimensions:**

220.50 ft x 63.56 ft x 44.96 ft x  
133.19 ft x 283.55 ft x 132.34 ft x  
18.10 ft x 63.50 ft

**Size:**

51,408.39 ft<sup>2</sup> (1.180 ac)

**Perimeter:**

958.01 ft

**Lot Measurement Accuracy:**

LOW



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