



FOR SALE

580 COLBY DR, WATERLOO

\$699,000

Excellent Rent

6,600 Sq Ft

Restaurant Supply Store

SOCOLD RESTAURANT SUPPLY

One of Ontario's premier restaurant supply and equipment companies is now available for purchase. SoCold Restaurant Supply has built an outstanding reputation over 28 years of operation with an excellent history of sales, profitability, and long-standing industry relationships. This is a rare opportunity to acquire a highly established business with strong goodwill, a recognizable name, and a massive existing client base servicing restaurants, hospitality groups, and commercial kitchen operators throughout the province.

Operating from a great 6,600 Sq Ft industrial warehouse facility with dedicated office and retail showroom space, the business is fully equipped for continued growth and expansion. The property includes 3 drive-in shipping bays ideal for receiving, logistics, warehousing, and distribution operations. Approximately \$400,000 in inventory is included in the purchase price, offering substantial value and immediate operational capability for new ownership from day one.

Very attractive lease rate with lots of term. The business includes extensive intellectual property, established systems, supplier relationships, and a long-standing customer database developed over nearly three decades in operation. Available with training for a smooth transition into ownership. 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
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OTHER LOCATIONS:



MOTO KAVE MOTORCYCLES

- Motorcycle Shop
- \$5,200 Gross Rent
- 3,800 Sq Ft



TEE UP SOCIAL

- Licensed Golf Simulator
- \$18,000 Gross Rent
- 8,406 Sq Ft
- Licensed for 180



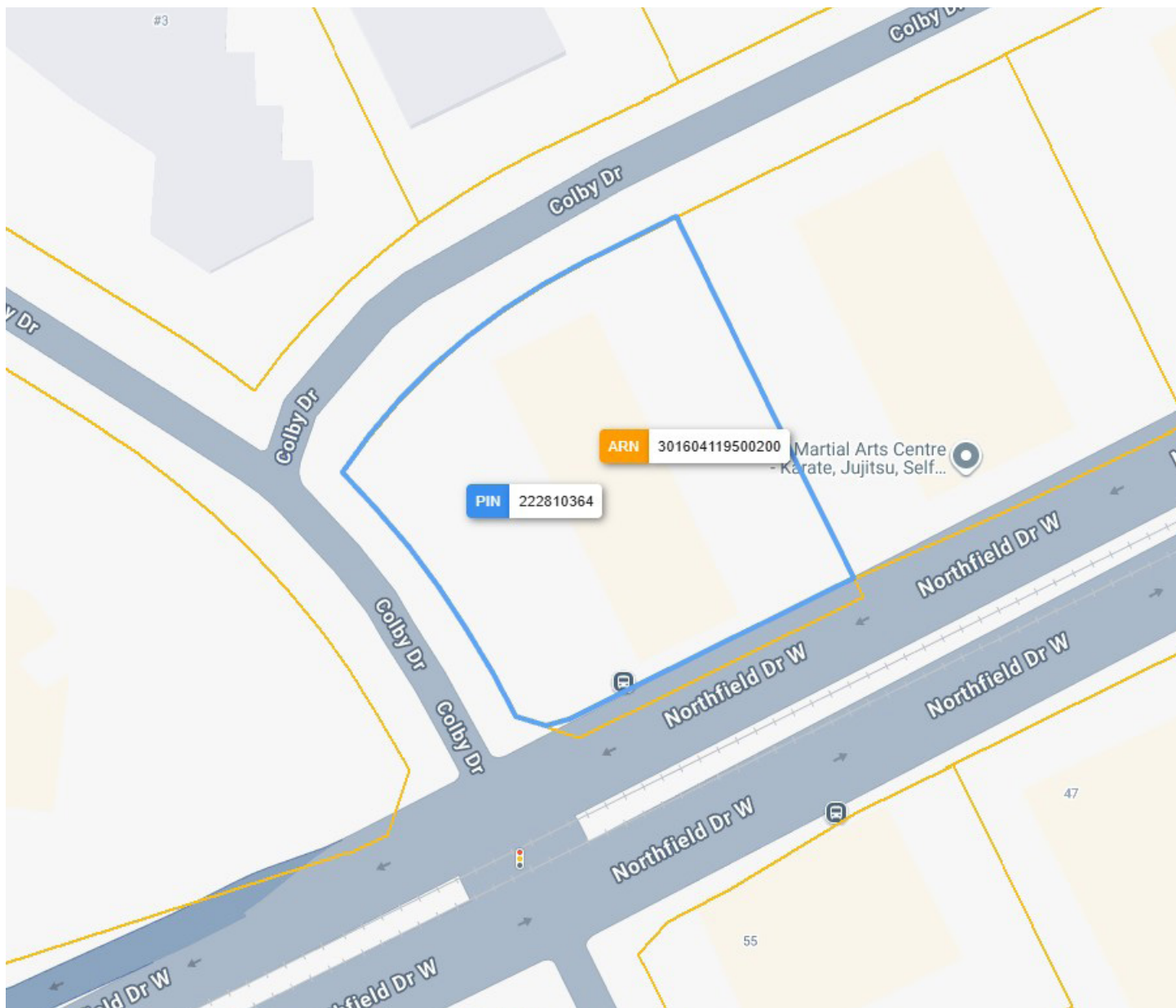
INDEPENDENT GLASS 2000

- Glass and Window Business
- \$10,000 Gross Rent
- 4,900 Sq Ft



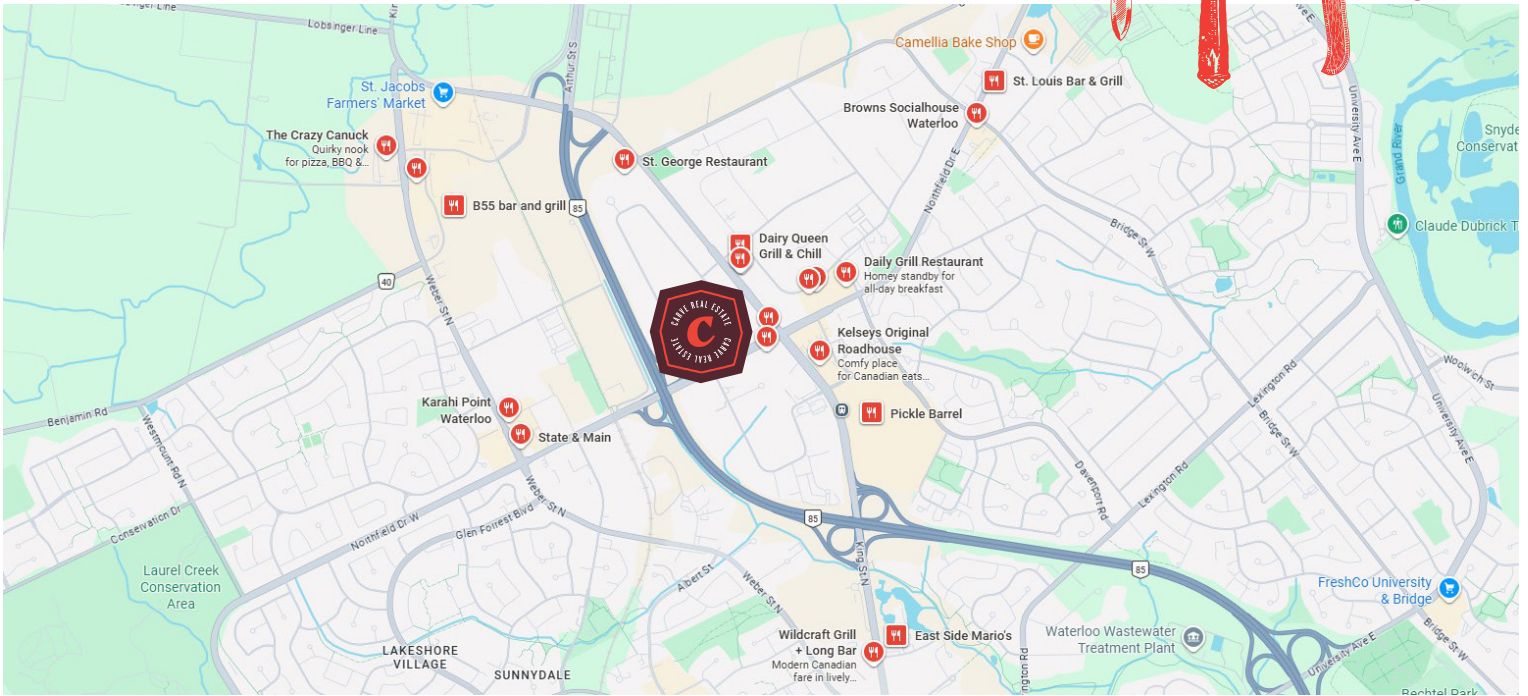
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BUILDING DETAILS

Excellent 6,600 Sq Ft industrial warehouse facility configured for restaurant equipment sales, storage, logistics, and distribution operations. The space includes warehouse, office, and retail showroom components allowing for both wholesale and direct customer sales under one roof. Ideal layout for inventory management, equipment display, shipping, and day-to-day operations.

Features include 3 drive-in shipping bays, high ceilings, and 400-amp power ideal for warehousing, fabrication, refrigeration, and commercial equipment operations. The property offers excellent functionality for logistics, receiving, and distribution with infrastructure already in place for continued growth and expansion.

Rare opportunity to acquire a long-established operation with extensive infrastructure, systems, and industry relationships already in place. Ideal for an owner-operator, distributor, strategic buyer, or company looking to expand within Ontario's restaurant supply and commercial kitchen equipment industry.

LOT SIZE

Frontage:

131.1 ft approx

Depth:

246.1 ft approx

Dimensions:

219.53 ft x 232.37 ft x 163.90 ft x
17.01 ft x 13.83 ft x 173.06 ft

Perimeter:

816.93 ft

Size:

43,679.91 ft² (1.003 ac)

Lot Measurement Accuracy:

LOW



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