



FOR SALE

32 STANLEY ST, AYR

\$149,000

\$3,982 Gross Rent

1,200 Sq Ft

Licensed Restaurant with Patio

GUS & GUIDO'S BACKYARD

Famous Gus & Guido's Backyard is now available in a prime corner location in the beautiful town of Ayr, Ontario. This well-known restaurant enjoys great sales and a very loyal local following, all within an efficient and easy-to-manage 1,200 Sq Ft space ideal for owner-operators.

Chef owned and operated, the business is available with training or can be rebranded into a different concept or cuisine. The space features a fully licensed dining room for 38 guests plus municipal patio seating on a sunny downtown streetscape, along with a thoughtfully designed kitchen featuring a 7-ft commercial hood and an exceptional layout by an acclaimed chef.

Gross rent including TMI is \$3,982 with a 5 + 5 year lease term available. Tons of public street parking surrounds the location, making it convenient for guests and takeout traffic alike. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.

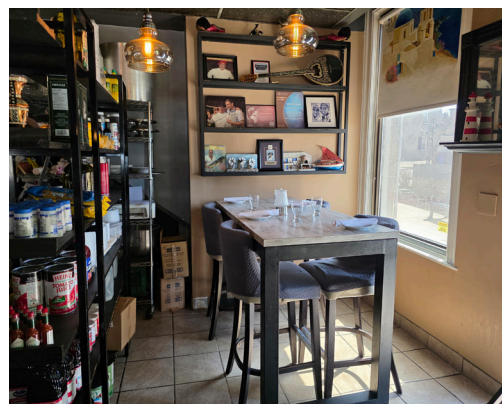


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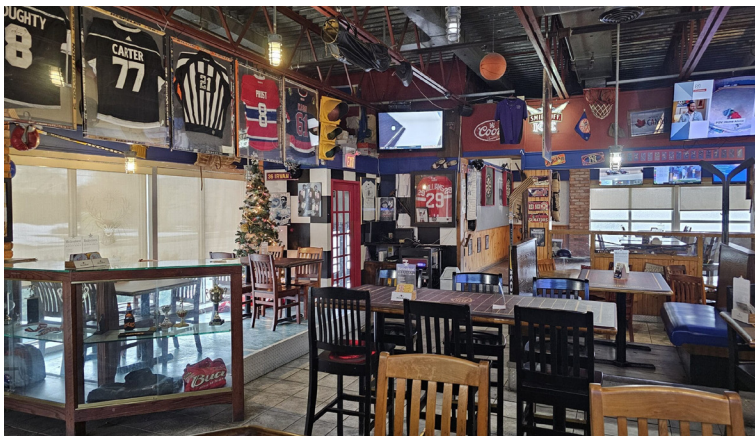


OTHER LOCATIONS:



IOS ESTIATORIO & WINE BAR

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



PLAYERS SPORTS HUB

- Sports Bar & Restaurant
- 10,000 Sq Ft
- \$7,500 Gross Rent
- Licensed for 325 + 52 patio



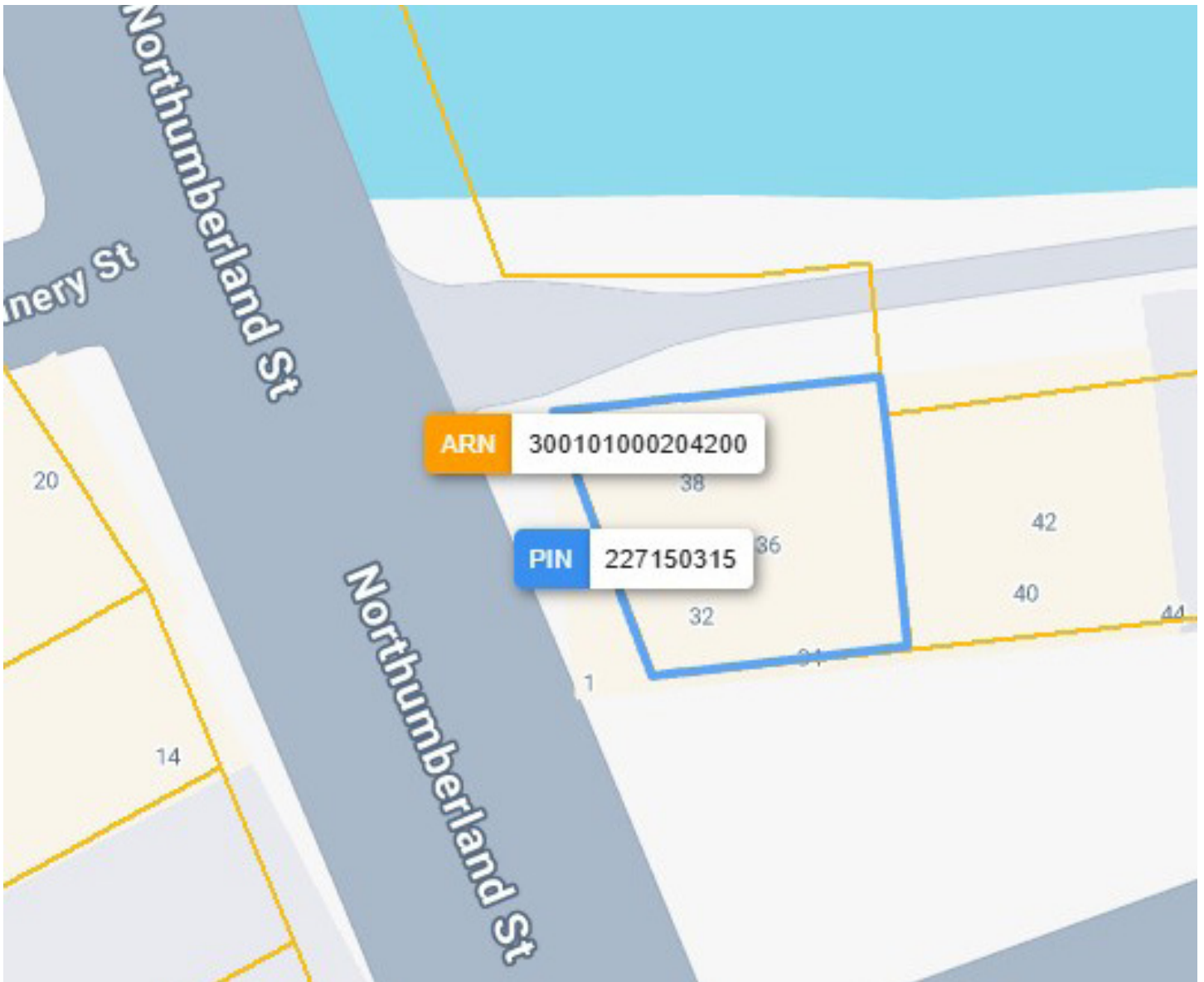
EAST END SOCIAL

- Licensed Restaurant with Patio
- 2,700 Sq Ft
- \$9,000 Gross Rent
- Licensed for 57 + 43 Patio



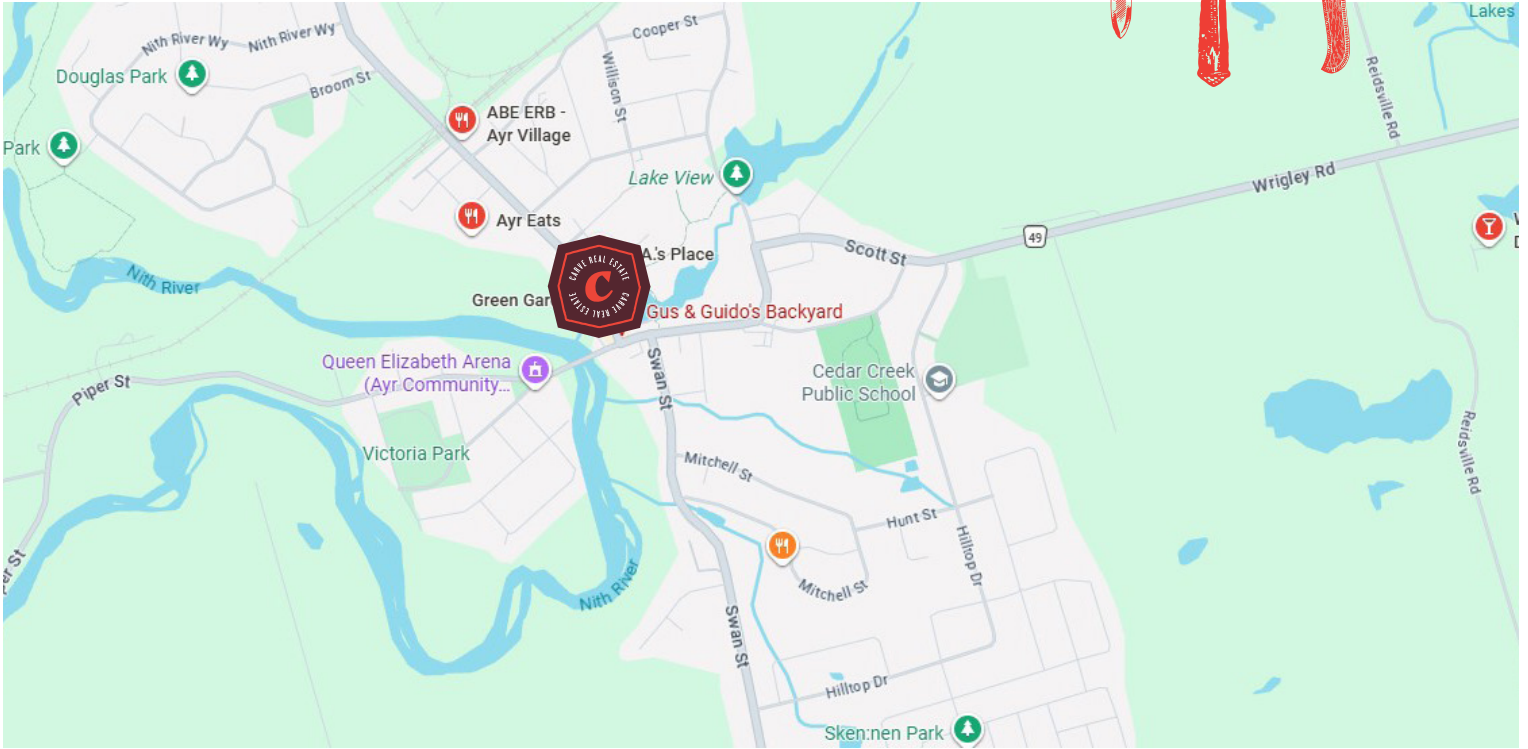
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BUILDING DETAILS

Located in the charming and growing community of Ayr, this property sits on a prominent corner in the downtown core, offering excellent visibility and exposure. The area is known for its small-town feel with a strong sense of community, drawing steady local traffic as well as visitors from Cambridge, Kitchener, and surrounding regions.

The building features great street presence with wraparound frontage and large windows that provide natural light throughout the space. The layout is efficient and welcoming, with easy access, strong signage opportunities, and infrastructure in place to support a variety of hospitality concepts.

Surrounded by local businesses, residential growth, and community amenities, this location benefits from consistent activity and repeat clientele. A rare chance to secure a proven restaurant space in a tight-knit and expanding market.

LOT SIZE

Frontage:

40.07 ft along Stanley St

Depth:

Approximately 42.15 ft

Dimensions:

51.16 ft x 43.63 ft x 40.15 ft x 42.26 ft

Perimeter:

177.17 ft

Size:

1,926.74 ft² (0.044 ac)

Lot Measurement Accuracy:

LOW



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