



**FOR SALE**

**509 BAYFIELD ST, BARRIE**

**\$79,000**

**\$10,050 Gross Rent**

**380 Sq Ft**

**Quick Service Restaurant**

## CHEEZED - BARRIE

Great location for Cheezed in Georgian Mall in Barrie, situated in a high-traffic food court setting with consistent customer flow throughout the day. This 380 sq ft unit is efficiently laid out for quick service operations and is equipped with a 9-ft commercial hood and high-end automated grills, allowing for streamlined production and ease of use. The business generates solid sales and is well-suited for an owner-operator looking for a manageable and proven concept.

The food court offers seating for over 100, attracting a steady mix of shoppers, families, and mall visitors in one of Barrie's busiest retail destinations. This is an ideal environment for a quick service concept, benefiting from strong anchor tenants and year-round foot traffic. The setup is flexible and can be continued as is or rebranded into a different concept or cuisine depending on the buyer's vision.

Lease rate of \$10,050 Gross Rent including TMI and CAM with 3 + 3 years remaining. Royalties of 6% + 2% with full training to be provided for a smooth transition. 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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Royal LePage® Signature Realty  
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This document is not meant to solicit existing listings. (12.2002).

# carve REAL ESTATE



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## OTHER LOCATIONS:



### CHEEZED BLUE MOUNTAIN

- Quick Service Restaurant
- 580 Sq Ft
- \$ 4,494 Gross Rent
- 10 seat patio



### CHEEZED THE WELL

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



### CHEEZED FRANCHISE

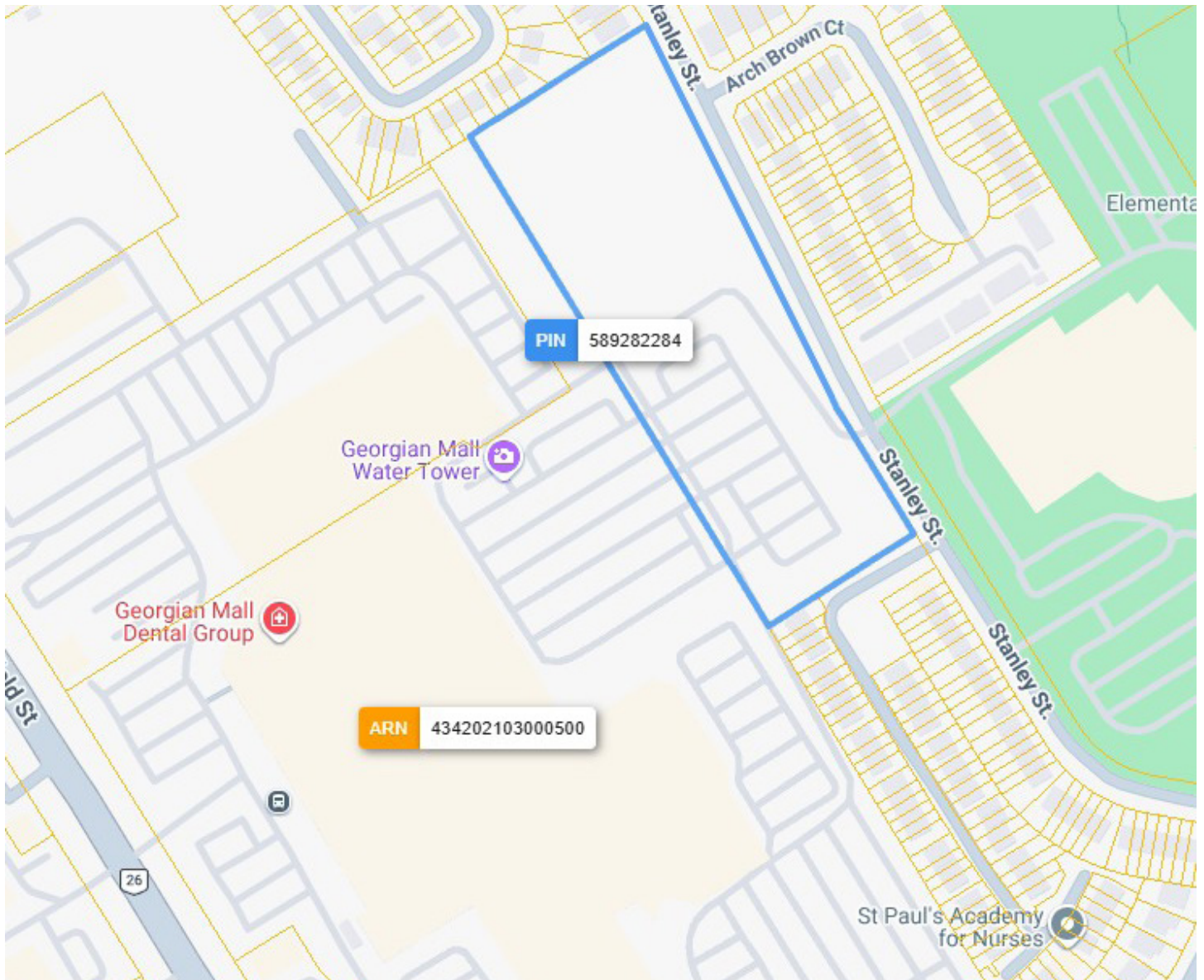
- QSR Franchise
- 3 Locations
- Market Rents
- Entire Franchise



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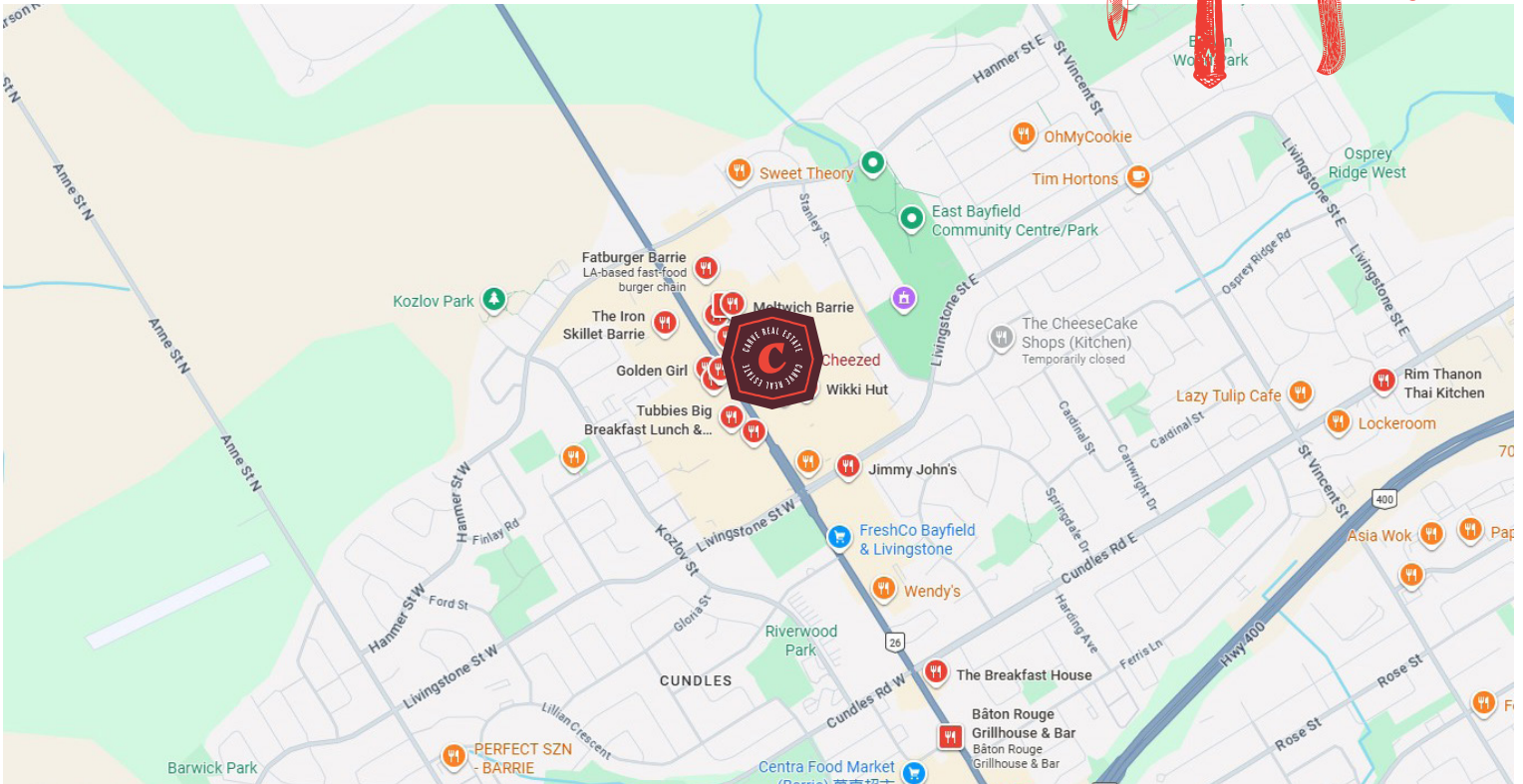
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## BUILDING DETAILS

Located inside Georgian Mall in Barrie, this property benefits from strong regional draw as one of the city's major shopping destinations. Anchored by national retailers and surrounded by a growing residential population, the mall sees steady daily traffic from shoppers, families, and commuters. The food court acts as a central hub within the property, providing excellent exposure and consistent demand for quick service food options.

The unit is positioned within the food court with direct access to a large shared seating area accommodating over 100 guests. Its compact footprint is ideal for efficient operations, allowing for high output in a streamlined space with strong visibility to passing customers. The layout supports a wide range of food concepts, making it suitable for continued operation or rebranding into a different cuisine or offering.

This is a turnkey opportunity in a controlled indoor environment with year-round traffic and a built-in customer base. Ideal for operators seeking a presence in a busy enclosed mall setting with strong co-tenancy, reliable foot traffic, and a proven track record for food service success.

### LOT SIZE

**Frontage:**

991.91 ft along Bayfield St

**Depth:**

Approximately 360.70 ft

**Dimensions:**

235.18 ft x 42.00 ft x 718.59 ft x  
360.70 ft x 991.91 ft x 300.70 ft

**Perimeter:**

2,647.64 ft

**Size:**

319,601.72 ft<sup>2</sup> (7.337 ac)

**Lot Measurement Accuracy:**

LOW



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