



FOR SALE

160 MAIN ST S, BRAMPTON

\$318,888

\$5,500 Gross Rent

3,370 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.

TURNKEY NEIGHBOURHOOD LANDMARK

A rare chance to own a beloved, two-generation family pub in the heart of Downtown Brampton. Ivy Bridge Pub & Grill is a fully equipped, profitable, community-anchored business with multiple revenue streams and significant upside potential. This established neighbourhood venue is known for its authentic pub atmosphere, decades of goodwill, loyal clientele, and welcoming setting that keeps patrons returning year after year.

The business currently benefits from strong beverage sales while an improved kitchen operation continues to drive growing food revenue. The premises feature a fully equipped commercial kitchen complete with a 13-ft exhaust hood, extensive prep space, refrigeration, and a large walk-in fridge, offering tremendous flexibility for expanded food service. Licensed for 71 guests on the main floor, the property also includes an updated basement event space that is currently rented for private functions, generating additional income. A dedicated pool room provides another revenue-producing area and can operate independently or integrate seamlessly with the pub experience.

The flexible multi-space layout creates opportunities for owner-operators, investors, franchisees, or those looking to introduce a new concept. Lease rate of \$5,500 Gross Rent including TMI, with a new lease term to be negotiated. The premises include four washrooms and ample parking for approximately 100+ vehicles. This turnkey operation can be run with minimal staffing requirements, making it an excellent opportunity to acquire a proven hospitality business with strong community roots and room for future growth. Please do not go direct or speak to staff or ownership.



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OTHER LOCATIONS:



SUB INSPECTOR

- Turnkey quick service restaurant
- 1,000 Sq Ft
- \$5,795 Gross Rent
- Seating for 12



HOLY SHAKES

- Quick Service Restaurant QSR
- 1,490 Sq Ft
- \$5,666 Gross Rent
- Seating for 12



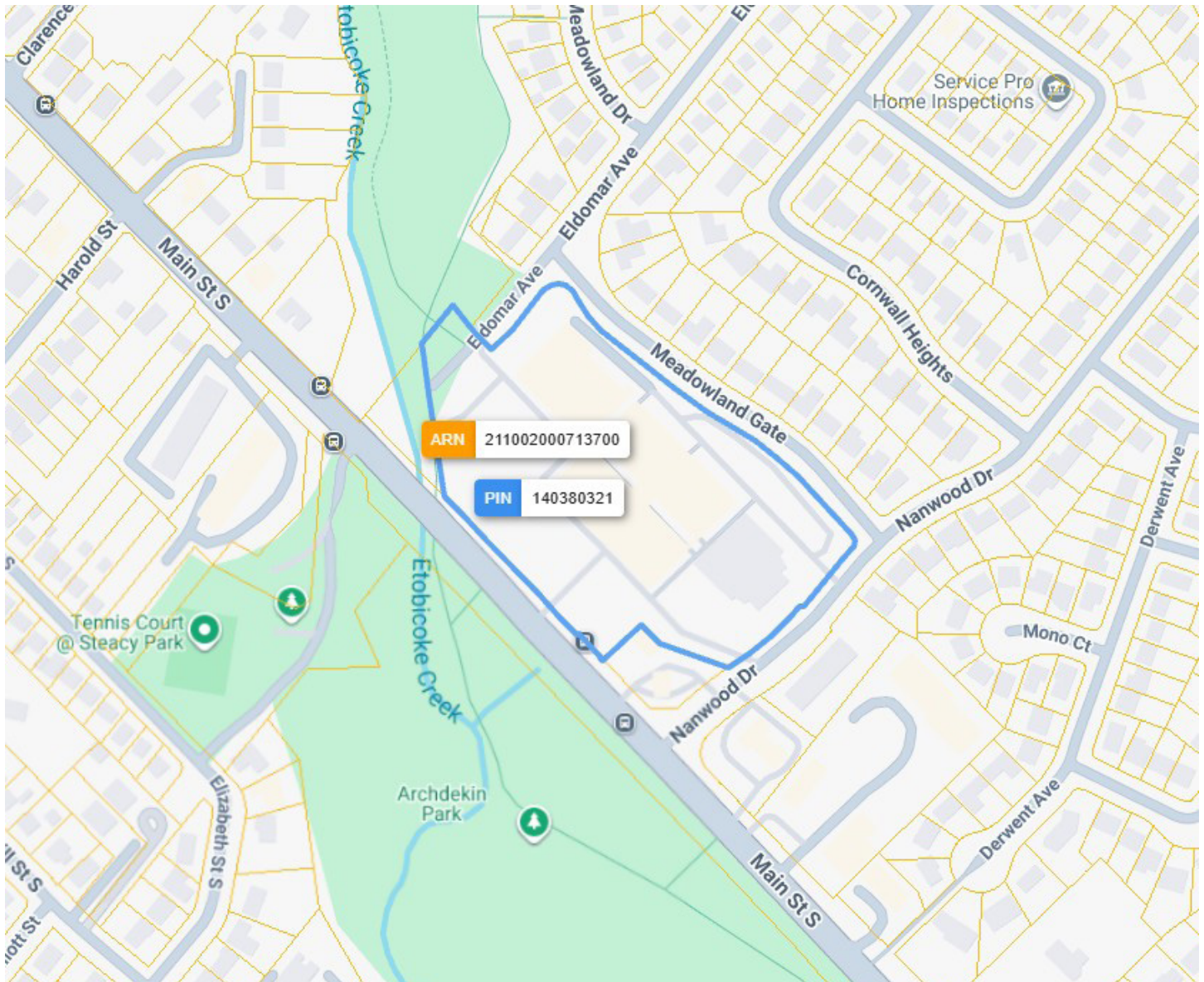
BATIFOLE

- Licensed Restaurant
- 1,500 Sq Ft
- \$5,809 Gross Rent
- Licensed for 40 + 8



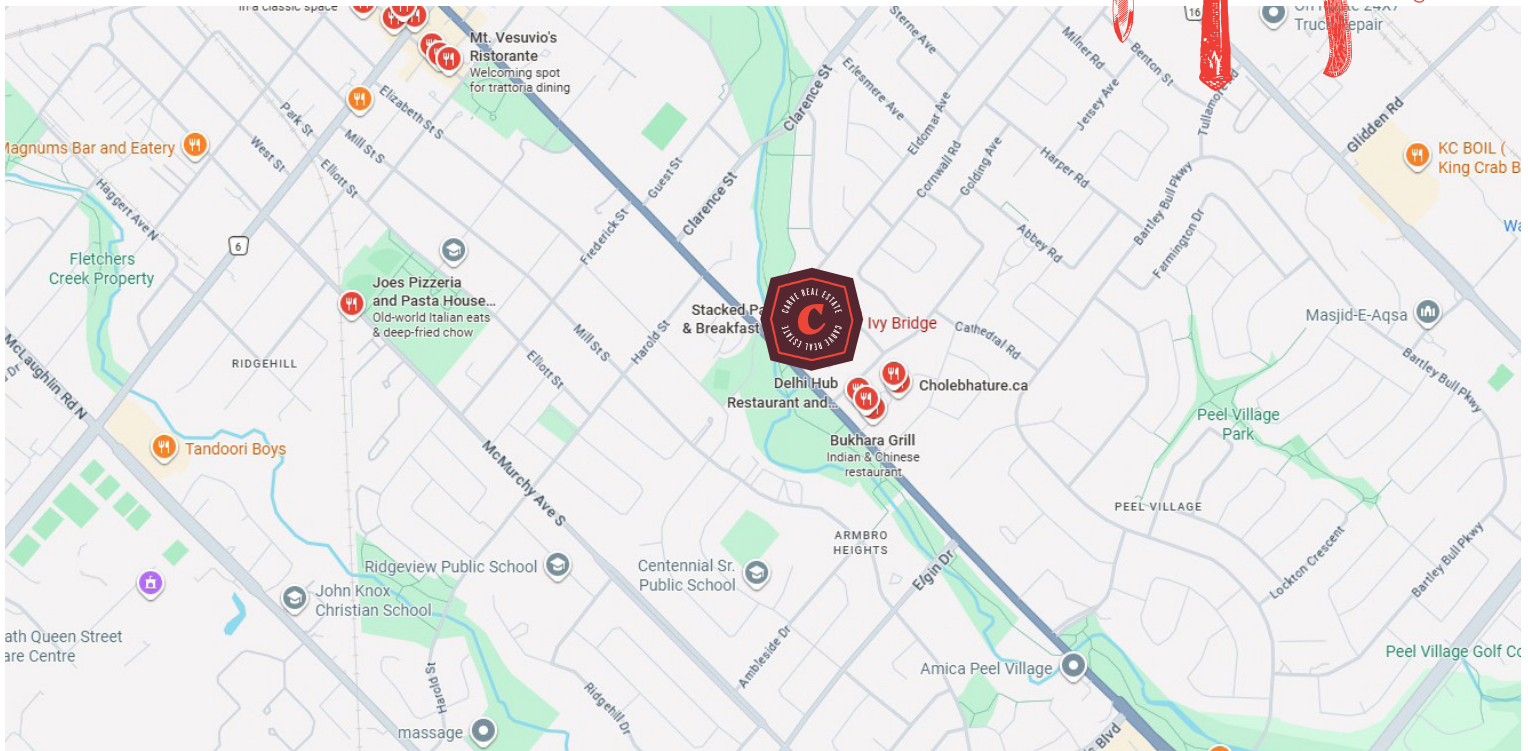
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BUILDING DETAILS

Located in Downtown Brampton's historic commercial core, this established hospitality business benefits from a strong mix of local residents, office workers, community events, and destination visitors. Positioned within the Old Brampton Mall, the location offers excellent accessibility, strong visibility, and ample parking for approximately 100+ vehicles.

The versatile two-level layout is well suited for a variety of hospitality concepts and includes a fully equipped commercial kitchen with a 13-ft hood, walk-in fridge, and extensive prep space. An updated basement event room currently generates additional income through private functions, while a dedicated pool room provides another revenue-producing area.

With strong beverage sales, growing food revenue, attractive occupancy costs, multiple income streams, and decades of community goodwill, this turnkey operation represents a rare opportunity to acquire a profitable, family-friendly neighbourhood landmark with significant room for future growth.

LOT SIZE

Frontage:
266.89 ft along Main St

Depth:
Approximately 169.39 ft

Dimensions:
65.70 ft x 2.46 ft x 8.97 ft x 105.63 ft x 52.07 ft x 145.73 ft x 184.84 ft x 3.33 ft x 3.33 ft x 2.13 ft x 2.13 ft x 98.06 ft x 47.16 ft x 10.13 ft x 5.25 ft x 5.25 ft x 3.99 ft x 3.99 ft x 138.37 ft x 164.65 ft x 9.68 ft x 38.98 ft x 38.98 ft x 38.98 ft x 201.00 ft x 114.05 ft x 7.61 ft x 7.61 ft x 7.61 ft x 7.61 ft x 7.61 ft x 7.65 ft x 7.65 ft x 7.65 ft x 169.39 ft x 116.60 ft x 98.91 ft x 305.14 ft x 266.89 ft x 1.00 ft x 66.08 ft x 1.00 ft x 48.48 ft x 2.46 ft

Perimeter:
2,631.23 ft

Size:
375,455.60 ft² (8.619 ac)

Lot Measurement Accuracy:
LOW



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