

FOR SALE

412 DERBY RD, CRYSTAL BEACH

\$99,000

\$1,600 Gross Rent

650 Sq Ft

Quick Service Restaurant QSR

SUBLIFE: A SANDWICH JOINT

Sublife: A Sandwich Joint is a pop culture inspired sandwich shop located in the heart of downtown Crystal Beach and operating under the same ownership as nearby Shaka. Located within the popular Hotel Philco complex just steps from the waterfront, this quick service restaurant benefits from strong tourism traffic and a loyal local following in one of Ontario's premier beach towns.

Easy to staff and manage 650 Sq Ft layout designed for efficient counter service operations with seating for 4 facing the street and excellent pedestrian exposure. Available individually or together with Shaka and ideal for owner operators looking for a compact and profitable hospitality business with strong branding and atmosphere.

Amazing below market lease rate of \$1,600 Gross Rent including TMI with 3 + 3 years remaining. Great frontage and visibility in a busy downtown location with year-round activity and heavy seasonal tourism traffic. 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:



SHAKA FARM TO BEACH

- Licensed Restaurant with Patio
- Below Market Rent
- 1,200 Sq Ft
- Licensed for 25 + 22



THE BISTRO

- Licensed Restaurant
- \$3,275 Gross Rent
- 3,500 Sq Ft
- Seating for 116



GUS & GUIDO'S BACKYARD

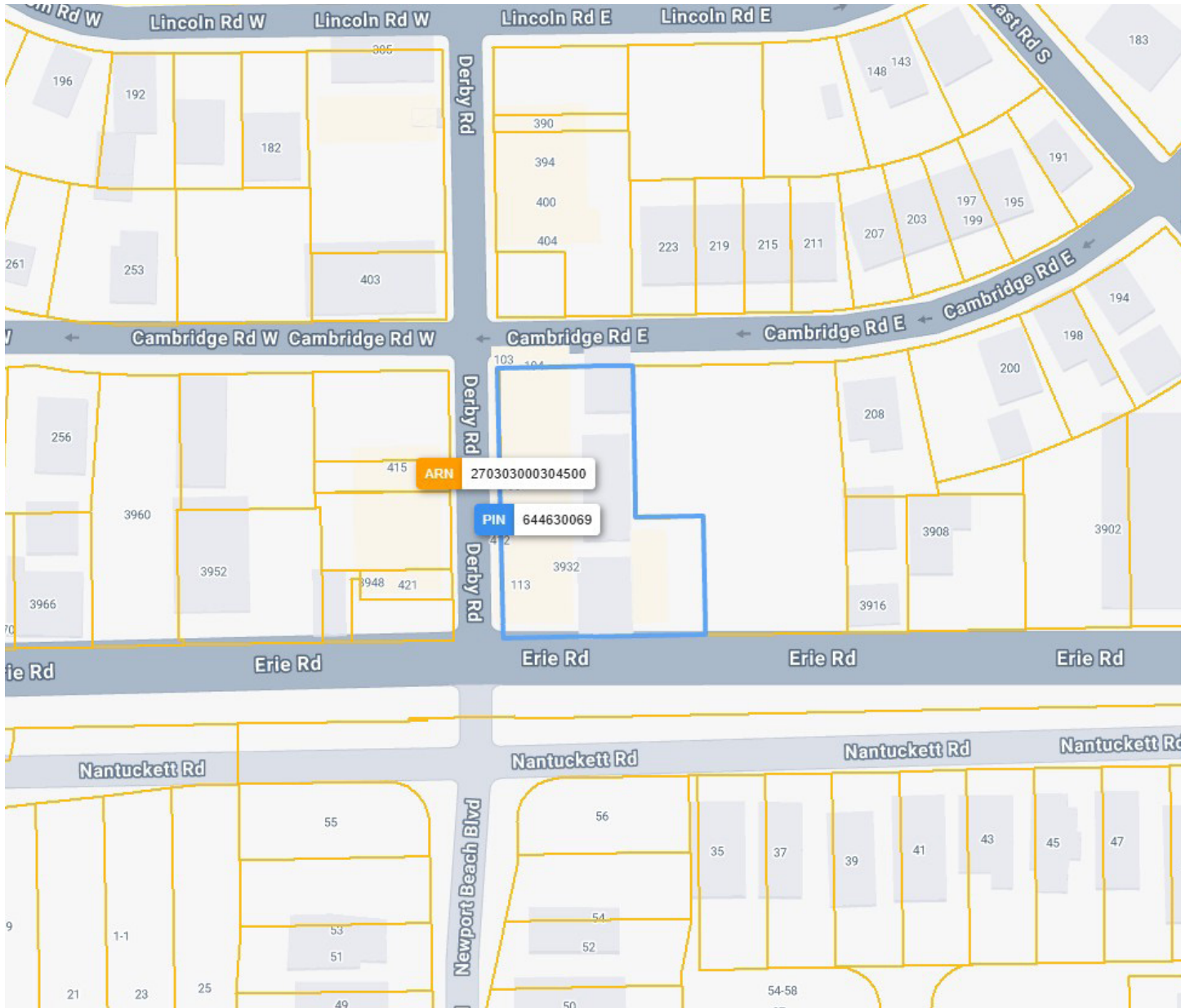
- Licensed Restaurant with Patio
- \$3,982 Gross Rent
- 1,200 Sq Ft
- Licensed for 38



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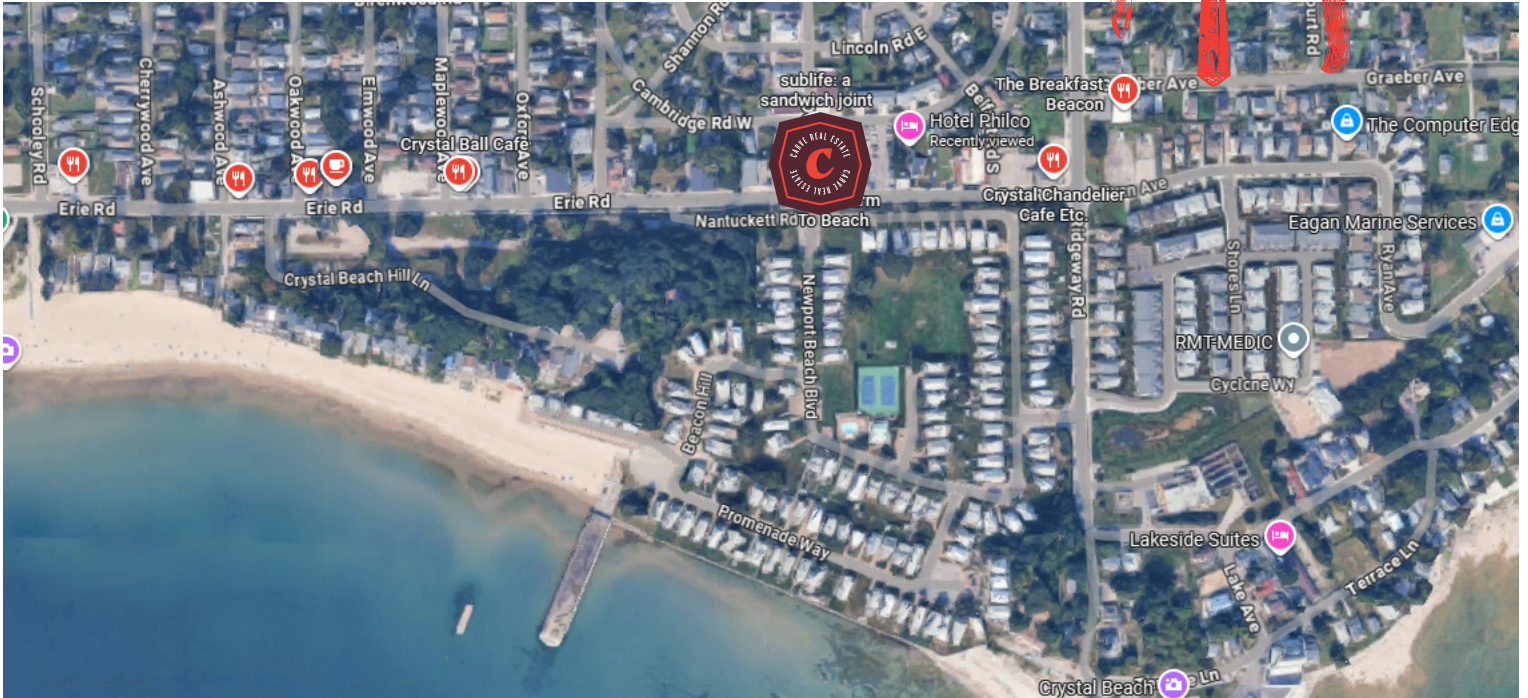
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BUILDING DETAILS

Located in the heart of downtown Crystal Beach, this location benefits from constant pedestrian traffic from beachgoers, tourists, and local residents throughout the busy summer season and beyond. Crystal Beach continues to grow as one of Ontario's top waterfront tourism destinations with strong demand for food and hospitality concepts in the area.

Situated within the Hotel Philco complex, the restaurant enjoys excellent visibility and synergy with surrounding businesses and accommodations. Compact and efficient layout ideal for sandwich concepts, cafes, takeout operations, dessert shops, smoothie bars, or other quick service restaurant uses.

Easy day-to-day operation with low occupancy costs and strong branding already in place. Excellent opportunity for owner operators or hospitality groups looking to expand into a high traffic beach town market with a manageable footprint and excellent upside potential.

LOT SIZE

Frontage:

120.12 ft

Depth:

221.1 ft approx

Dimensions:

80.30 ft x 160.41 ft x 120.45 ft x
70.21 ft x 40.15 ft x 90.19 ft

Perimeter:

561.02 ft

Size:

15,693.77 ft² (0.360 ac)

Lot Measurement Accuracy:

LOW



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