



FOR SALE

3932 ERIE RD, CRYSTAL BEACH

\$399,000

\$1,700 Gross Rent

1,200 Sq Ft

**Licensed Restaurant
with Patio**

SHAKA FARM TO BEACH

Very successful and profitable licensed restaurant with a patio in downtown Crystal Beach just steps from the waterfront and operating as part of Hotel Philco to situated within the Hotel Philco complex. This easy to manage business benefits from excellent tourism traffic throughout the summer months along with strong year-round local support and steady off-season sales. Available with full training to be provided to qualified new ownership.

Attractive 1,200 Sq Ft layout currently operating as a counter service quick service restaurant with the added benefit of alcohol sales. Licensed for 25 inside plus 22 on the patio with an efficient and easy to operate setup ideal for owner operators or hospitality groups looking for a strong seasonal tourism business with solid fundamentals and excellent profitability.

Outstanding lease rate of \$1,700 Gross Rent including TMI and water with a brand new 5 + 5 year term available. Excellent net operating income on top of salaries for ownership with Sublife located just around the corner adding to the area's appeal and 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:



SUBLIFE: A SANDWICH JOINT

- Quick Service Restaurant QSR
- Below Market Rent
- 650 Sq Ft
- Seating for 4



THE OFFICE

- Licensed Restaurant
- \$3,448 Gross Rent
- 2,500 Sq Ft
- Licensed for 86



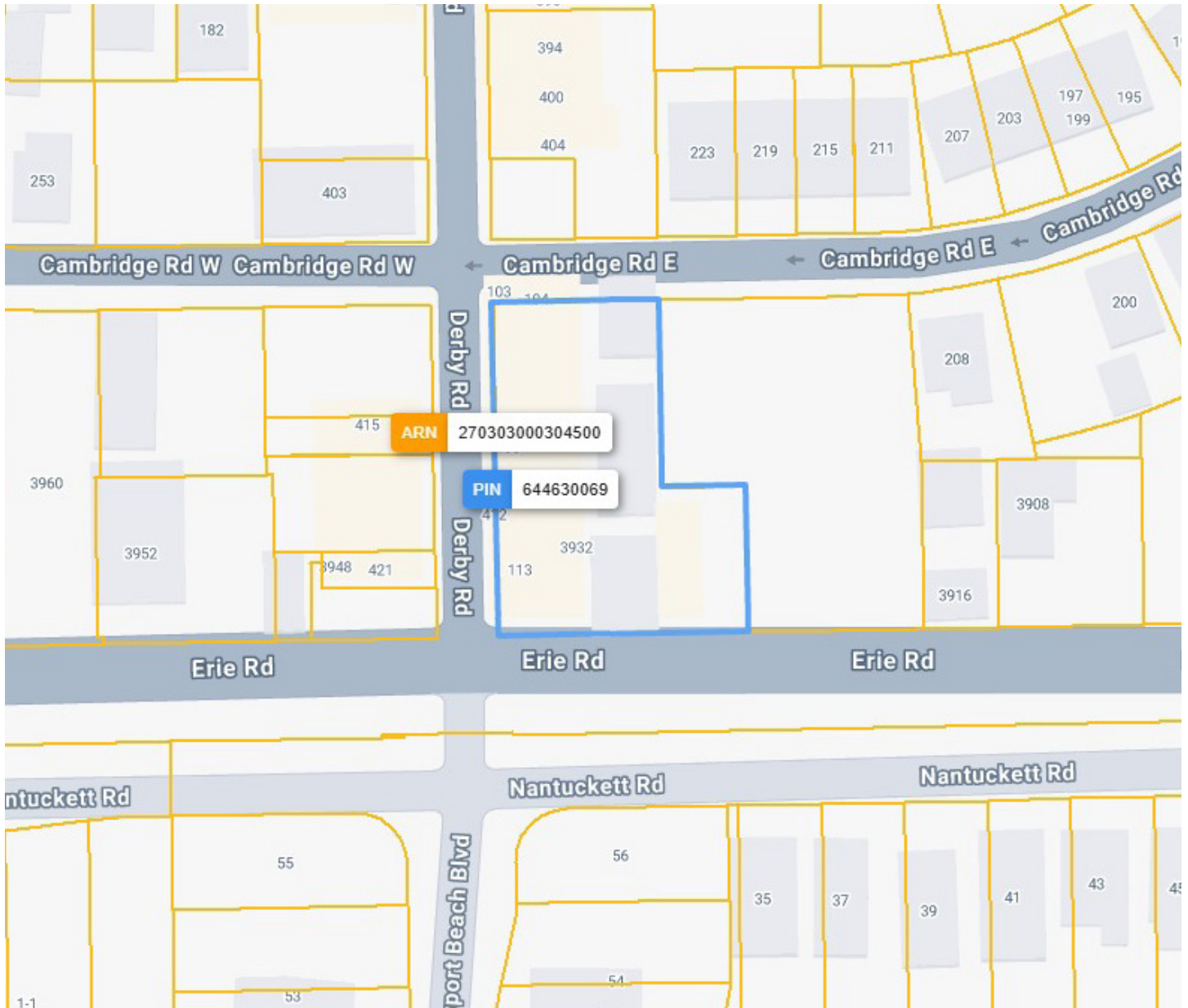
EAST END SOCIAL BAR & GRILL

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



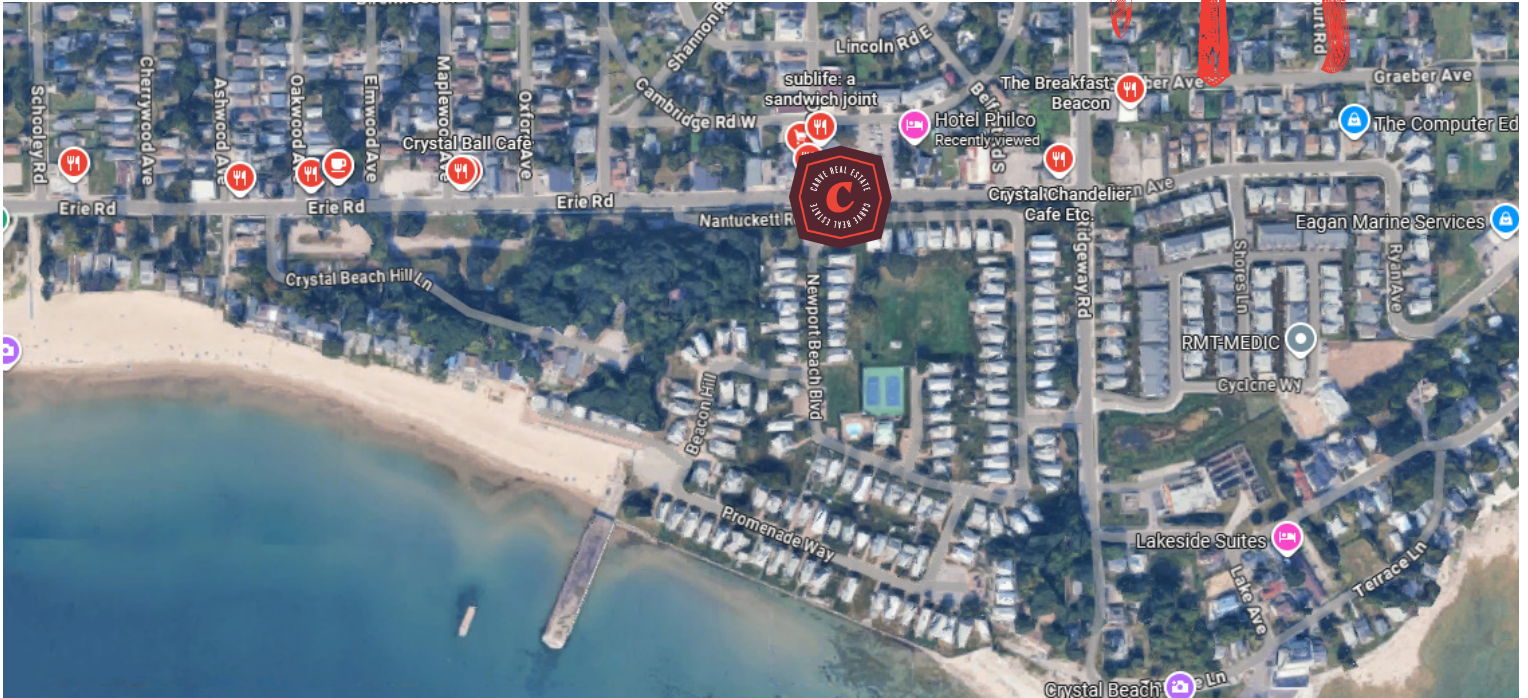
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BUILDING DETAILS

Crystal Beach continues to grow as one of Ontario's premier seasonal waterfront destinations with major tourism traffic throughout the spring, summer, and fall months. Located in the downtown core just steps from the beach, waterfront, and popular local attractions, this restaurant benefits from constant pedestrian traffic, destination visitors, and a strong local customer base year-round.

The business operates within the Hotel Philco complex, adding built-in exposure and synergy with hotel guests and surrounding businesses in the area. Excellent visibility and a highly walkable location make this an ideal setup for a wide variety of quick service restaurant concepts, takeout operations, cafes, snack bars, sandwich shops, or branded franchise uses.

Efficient counter service layout designed for easy day-to-day operations with patio seating and alcohol service already in place. Ideal opportunity for owner operators, first-time buyers, or experienced hospitality groups looking to expand into one of Ontario's busiest seasonal tourism markets with strong upside and low occupancy costs.

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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