



FOR SALE

195 WELLINGTON ST, BRACEBRIDGE

\$199,000

\$2,947 Gross Rent

1,780 Sq Ft

Restaurant & Catering

FRESH KUTZ MARKET & GRILL

Fresh Kutz Market & Grill is a longstanding restaurant and butcher shop with strong catering operations, serving the Bracebridge community in the heart of Muskoka since 1991. This well-known local staple generates excellent profit margins on top of an owner's salary and benefits from a loyal customer base built over decades. It's a rare opportunity to acquire a proven business with multiple revenue streams in a high-demand cottage country market.

The 1,780 Sq Ft space is efficiently laid out with a retail butcher counter at the front and a full production kitchen at the rear, ideal for both daily service and large-scale catering. Licensed for 42 seats and located in a busy plaza with parking for 70, the business is equipped with a 12-ft commercial hood and 2 walk-ins (1 + 1), along with a delivery truck and all catering equipment included. Training will be provided to ensure a smooth transition.

Lease rate of \$2,947 Gross Rent including TMI with 5 + 5 years to be provided. 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
Ind. Owned & Operated Brokerage
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This document is not meant to solicit existing listings. (12.2002).



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OTHER LOCATIONS:



93 MAIN ST E

- Licensed Restaurant with Patio
- 2,000 Sq Ft
- \$6,000 Gross Rent
- Licensed for 30 + 100 Patio



HUMMINGBIRD PIZZA

- Licensed Restaurant & QSR
- 3,000 Sq Ft
- \$3,750 Base Rent
- Licensed for 98



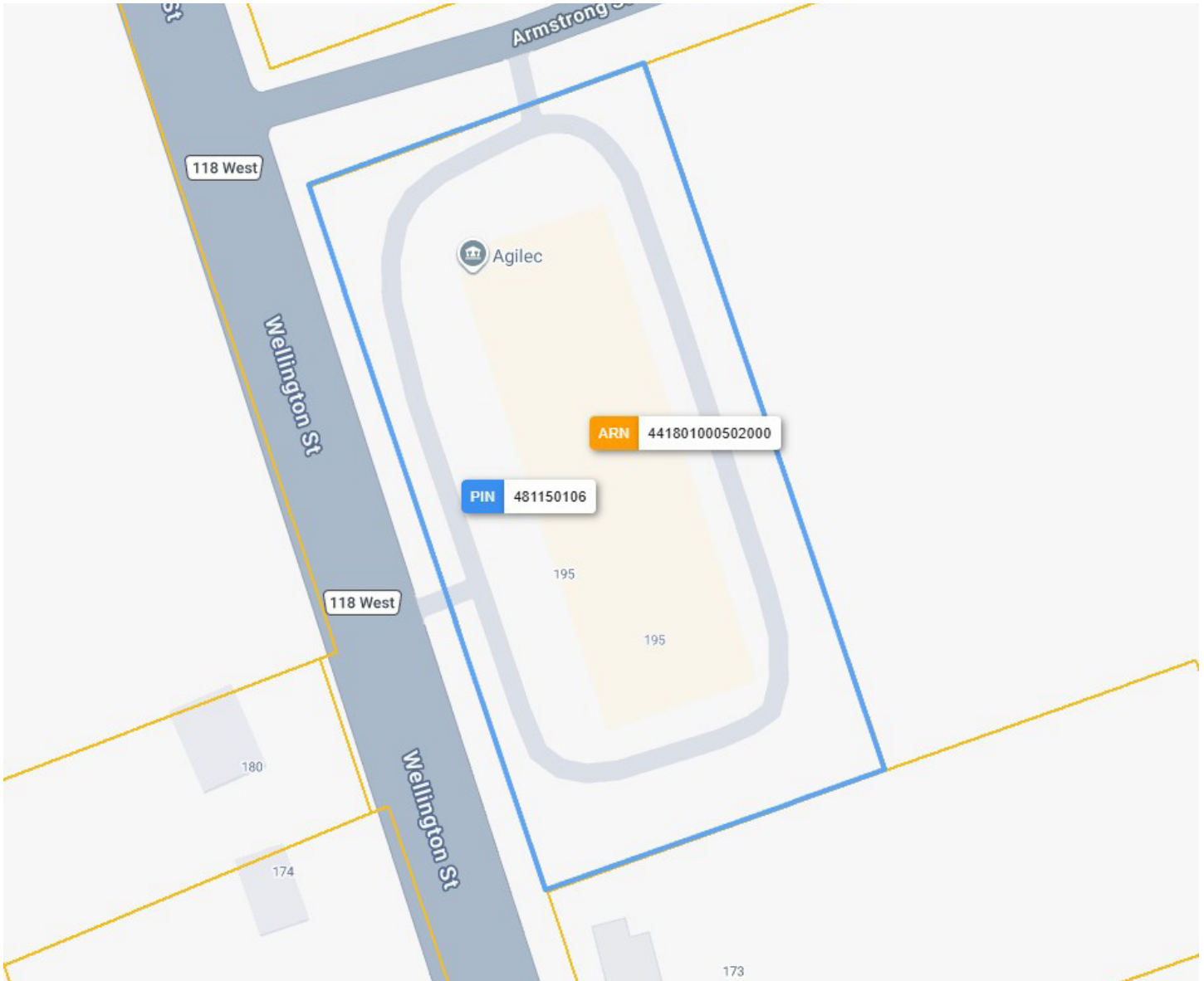
HONEY HARBOUR GENERAL STORE

- Supermarket - Supplies - Restaurant
- 10,000 Sq Ft
- Business with Property
- Seating for 10 + 20 Patio



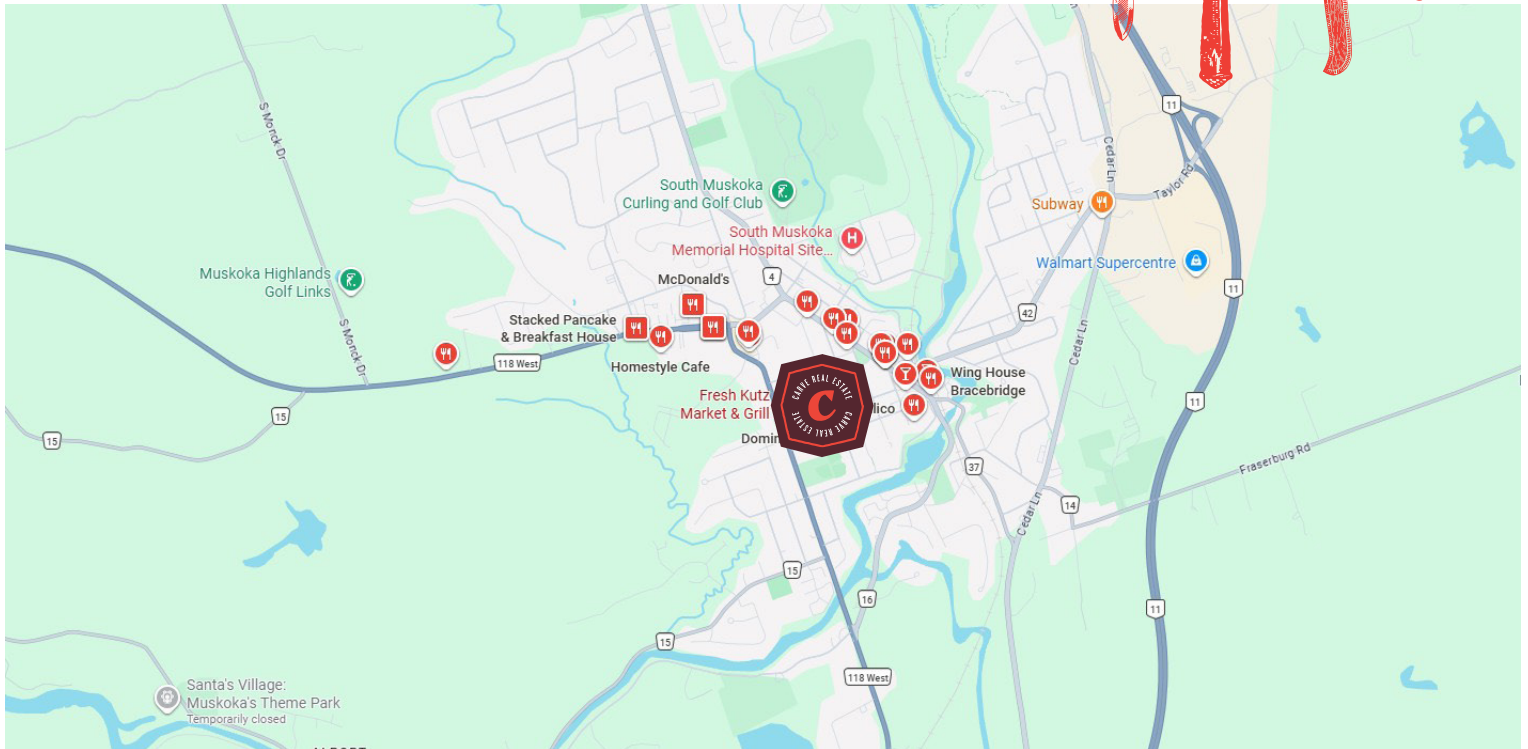
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BUILDING DETAILS

Located in the heart of Bracebridge in Muskoka, this business operates in a busy plaza with strong year-round traffic from locals and seasonal cottage visitors. The area supports steady demand for prepared foods, catering, and retail butcher services, with excellent visibility, easy access, and parking for 70.

Surrounded by residential neighborhoods and cottage country, the location benefits from repeat clientele and increased seasonal volume. The plaza offers a solid tenant mix that drives consistent daily traffic, making it ideal for a food-focused operation with multiple revenue streams.

The unit is efficiently designed with a front retail butcher counter and rear production kitchen, supporting both service and catering. Well-equipped with strong infrastructure and a practical layout, it is turnkey and ideal for continued operation or growth.

LOT SIZE

Frontage:

398.95 ft along Wellington St

Depth:

Approximately 197.63 ft

Dimensions:

191.23 ft x 397.39 ft x 192.64 ft x 398.73 ft

Perimeter:

1,177.82 ft

Size:

76,380.63 ft² (1.753 ac)

Lot Measurement Accuracy:

LOW



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