



**FOR SALE**

**424 WINSTON RD, GRIMSBY**

**\$129,000**

**\$2,953 Gross Rent**

**1,022 Sq Ft**

**Bubble Tea & Cafe**

## THE BOBA SHOP

Charming bubble tea café available in the heart of Grimsby on the Lake, one of the town's newest and fastest-growing waterfront communities. Located just steps from the beautiful waterfront and boardwalk, this business is surrounded by modern condominiums and townhomes, providing a strong and growing customer base. Available with training or ready for conversion into a different concept, cuisine, or franchise.

The 1,022 sq. ft. space features a bright and inviting buildout with seating for 16 and is fully equipped for continued operation or an easy rebrand. Situated within a newly constructed commercial condominium, this is an ideal opportunity for an owner-operator or expanding business looking to establish a presence in a thriving neighbourhood.

Lease rate of only \$2,953 Gross Rent including TMI with a new 5 + 5 year term to be provided. One dedicated parking space is included. This is an outstanding opportunity to secure a turnkey hospitality business in one of Grimsby's most desirable waterfront developments. Please do not go direct or speak to staff or ownership.

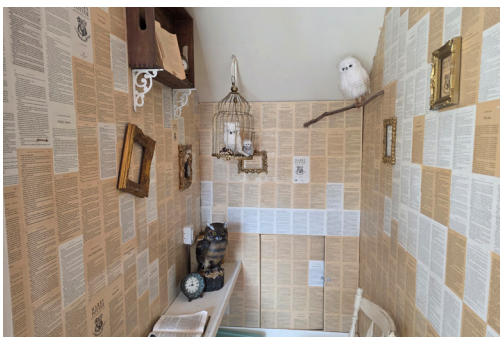
**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## OTHER LOCATIONS:



### THE OFFICE TAP AND GRILL

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



### LAKE STREET SUB & CREAMERY

- Restaurant & Building
- 950 Sq Ft
- Business with Property
- Seating for 2 + 12 patio



### GUS AND GUIDO'S BACKYARD

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



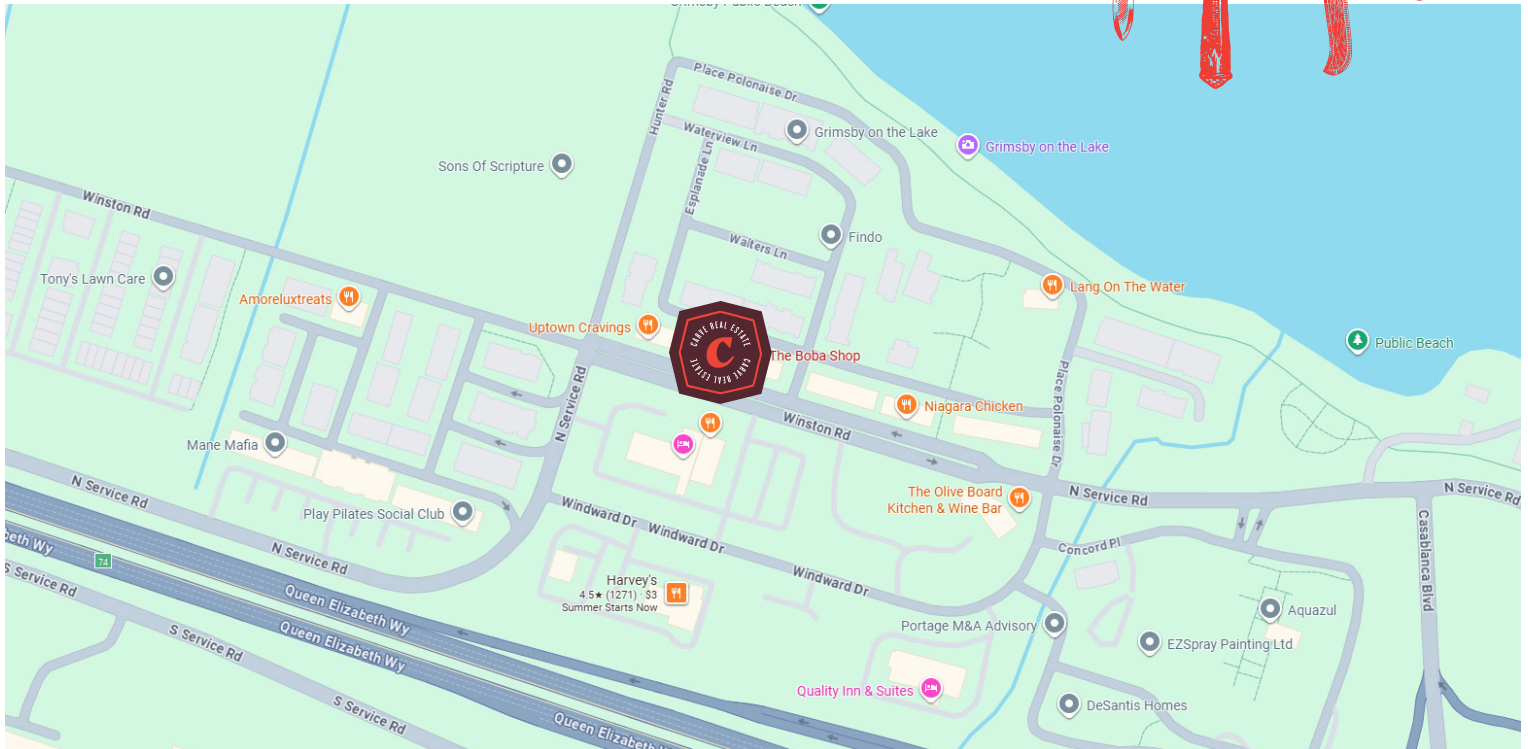
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## BUILDING DETAILS

Located in the highly desirable Grimsby on the Lake community, this business benefits from one of Niagara Region's fastest-growing waterfront neighbourhoods. The area is home to thousands of newer condominiums and townhomes, with a steady mix of local residents, visitors, and people enjoying the nearby waterfront, beach, and boardwalk throughout the year.

The modern commercial condominium offers excellent frontage, attractive curb appeal, and a contemporary buildout within a well-maintained mixed-use development. This is an ideal size for a hands-on operator, with an efficient layout that can accommodate a wide range of café, dessert, quick service, or specialty food concepts.

Conveniently located just minutes from the QEW, the property offers easy access for both local customers and visitors travelling throughout the Niagara Region. Combined with the area's continued residential growth and strong neighbourhood appeal, this is an outstanding opportunity to establish a business in one of Grimsby's premier waterfront communities.

### LOT SIZE

**Frontage:**  
25.00 ft approx

**Depth:**  
56.1 ft approx

**Dimensions:**  
67.61 ft x 192.19 ft x 66.04 ft x 51.21 ft x 51.21 ft x 51.21 ft x 352.87 ft x 133.33 ft x 46.82 ft x 19.56 ft x 272.23 ft x 6.63 ft x 6.63 ft x 6.63 ft x 6.63 ft x 42.32 ft x 164.62 ft x 192.65 ft x 7.07 ft x 7.07 ft x 7.07 ft x 7.07 ft x 7.07 ft x 7.07 ft x 293.16 ft x 19.15 ft x 25.88 ft x 46.13 ft x 344.82 ft x 35.93 ft

**Perimeter:**  
2,047.24 ft

**Size:**  
54,702.14 ft<sup>2</sup> (1.256 ac)

**Lot Measurement Accuracy:**  
LOW



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