



FOR SALE

310 QUEEN ST S, BOLTON

\$149,000

\$3,385 Gross Rent

1,200 Sq Ft

QSR for Rebranding

WINGSUP!

Excellent quick service restaurant (QSR) opportunity on Queen Street (Highway 50) in downtown Bolton, situated in a busy plaza with excellent visibility and strong surrounding traffic. Formerly operating as a WingsUp! franchise, this location is now available for rebranding into a different concept, cuisine, or franchise.

The 1,200 Sq Ft space features a modern buildout designed for efficient takeout, delivery, and dine-in operations. The fully equipped commercial kitchen includes a 12-ft hood and 2 walk-ins (1 + 1), providing excellent infrastructure for a wide variety of food concepts. Great signage and prominent placement on the plaza's advertising pylon provide additional exposure.

Lease rate of \$3,385 Gross Rent including TMI with 8 + 5 + 5 years remaining. Ample customer parking with approximately 100 spaces in the plaza. An excellent turnkey opportunity with a strong buildout, low rent, and long-term lease in the growing Bolton market. 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:



KABOOM WINGS

- Quick Service Restaurant
- 1,000 Sq Ft
- \$3,628 Gross Rent
- Licensed for 28



SUNSET GRILL

- Breakfast Franchise Restaurant
- 2,200 Sq Ft
- \$9,734 Gross Rent
- Seating for 110



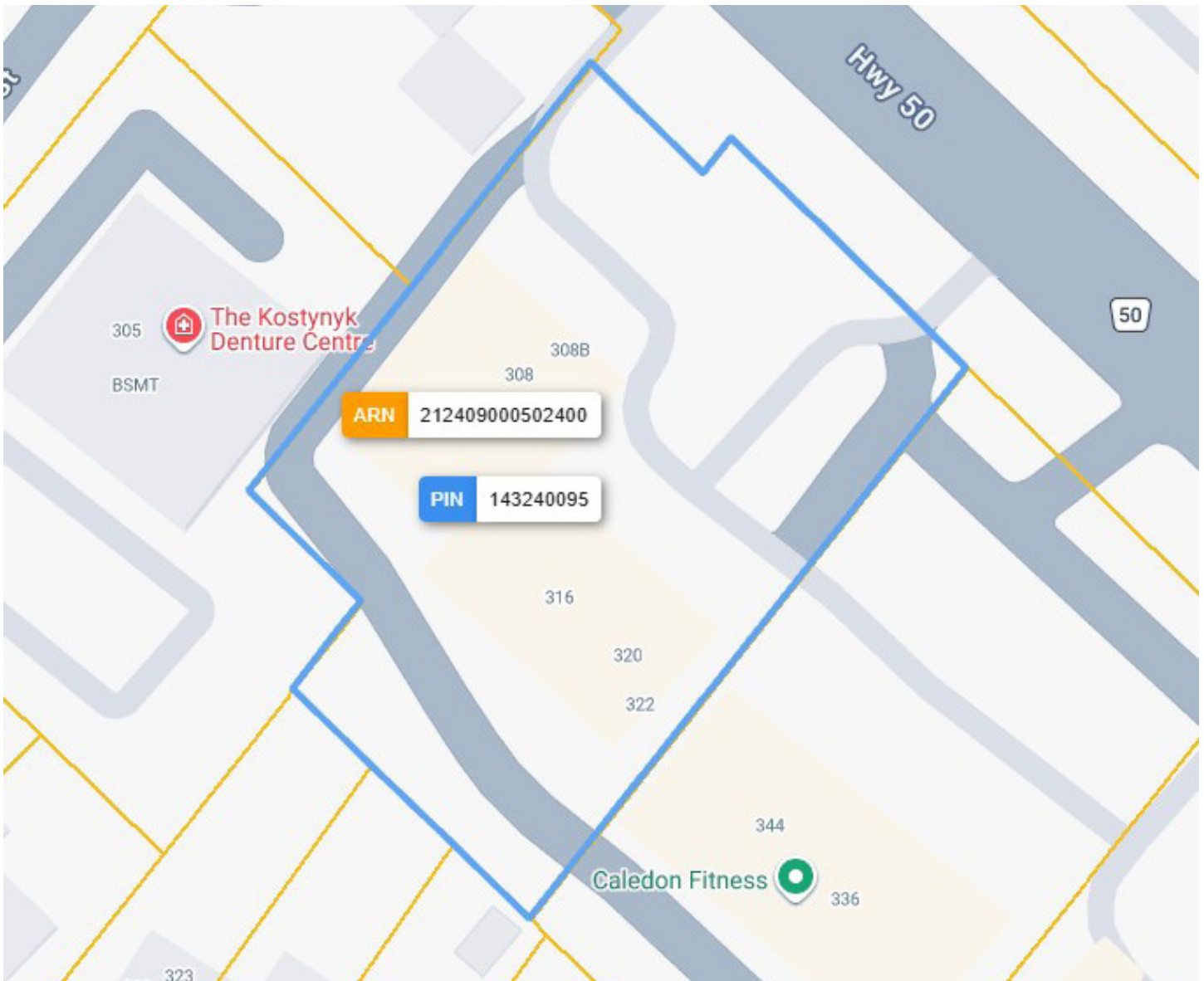
TOP GUN BURGER

- Quick Service Restaurant QSR
- 1,500 Sq Ft
- \$8,141 Gross Rent
- Seating for 45



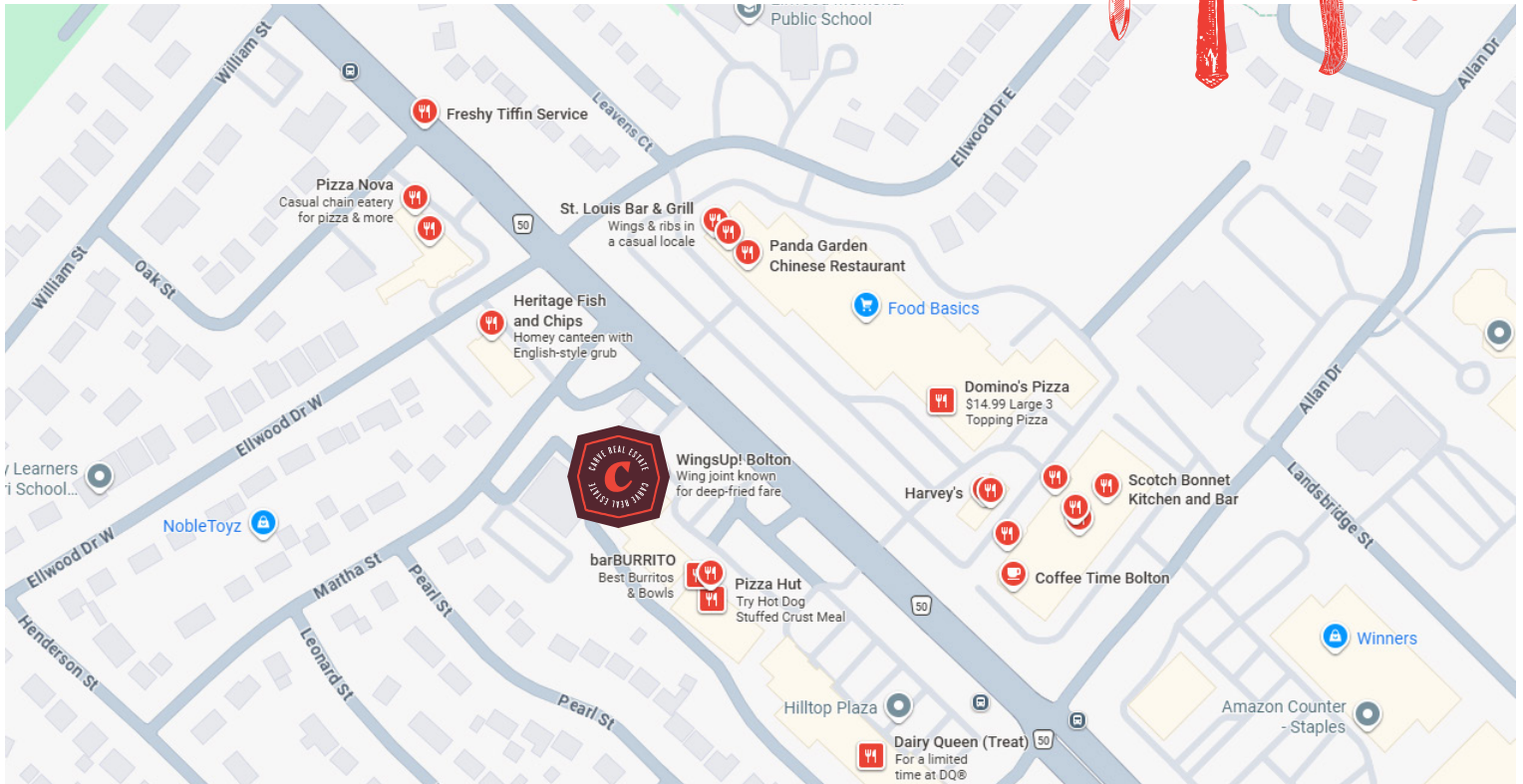
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BUILDING DETAILS

Located in the heart of downtown Bolton along Queen Street (Highway 50), this plaza offers excellent exposure on one of the area's main commercial corridors. The surrounding area combines established residential neighbourhoods, ongoing growth, retail, and businesses, generating consistent traffic throughout the day.

The plaza is well maintained with a strong mix of complementary tenants and excellent accessibility. Prominent unit and pylon signage provide outstanding visibility, while ample parking and easy access make the location ideal for dine-in, takeout, delivery, and pickup.

With the unit now available for rebranding, operators can take advantage of an established restaurant buildout in a growing Caledon market. The location is well suited for a wide variety of QSR concepts, cuisines, or franchises looking for strong visibility, infrastructure, and long-term growth potential.

LOT SIZE

Frontage:

195.50 ft along Queen St S

Depth:

Approximately 220.50 ft

Dimensions:

220.50 ft x 63.56 ft x 44.96 ft x
133.19 ft x 283.55 ft x 132.34 ft x
18.10 ft x 63.50 ft

Size:

51,408.39 ft² (1.180 ac)

Perimeter:

958.01 ft

Lot Measurement Accuracy:

LOW



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