



FOR SALE

716 WILSON RD S, OSHAWA

\$299,000

\$2,557 Gross Rent

2,350 Sq Ft

Licensed Brewery

LIGHTCASTER BREWERY

Lightcaster Brewery is an established brewery opportunity in Oshawa, offering a substantial 2,350 Sq Ft production facility complete with a 10-hectolitre brewing system. An excellent opportunity for an experienced brewer, expanding craft beer brand, or entrepreneur looking to establish their own brewery with existing infrastructure and equipment in place.

The brewery features two walk-in coolers, 200-amp power, and a garage bay providing convenient access for deliveries, brewing operations, and distribution. Approximately 50 parking spaces offer excellent accessibility, while the spacious layout and existing production equipment provide a turnkey foundation for a variety of brewing operations.

Incredibly low rent of just \$2,557 with 5 + 5 years available, offering outstanding occupancy costs and long-term stability. A rare opportunity to acquire a fully equipped craft brewery with substantial production capabilities at an exceptionally affordable lease rate. Please do not go direct or speak to staff or ownership.

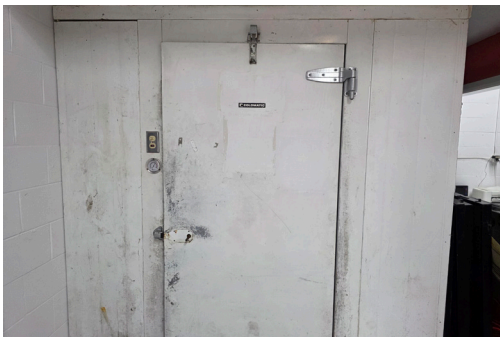
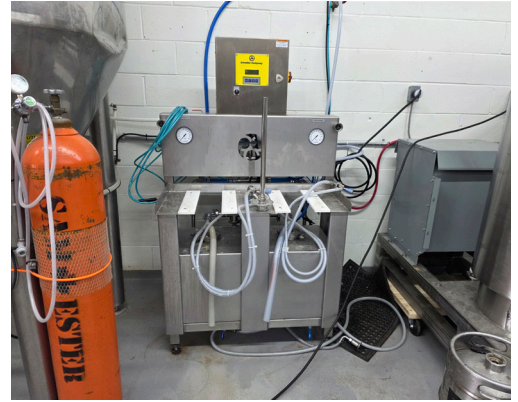
READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



RYAN EARL, Broker and Founder
 416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
 Ind. Owned & Operated Brokerage
 495 Wellington St W Suite 100, Toronto, ON M5V 1E9
 This document is not meant to solicit existing listings. (12.2002).



OTHER LOCATIONS:



32 STANLEY STREET

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



169 FRONT STREET

- Licensed Restaurant
- New Lease
- 16,000 Sq Ft
- Licensed for 441



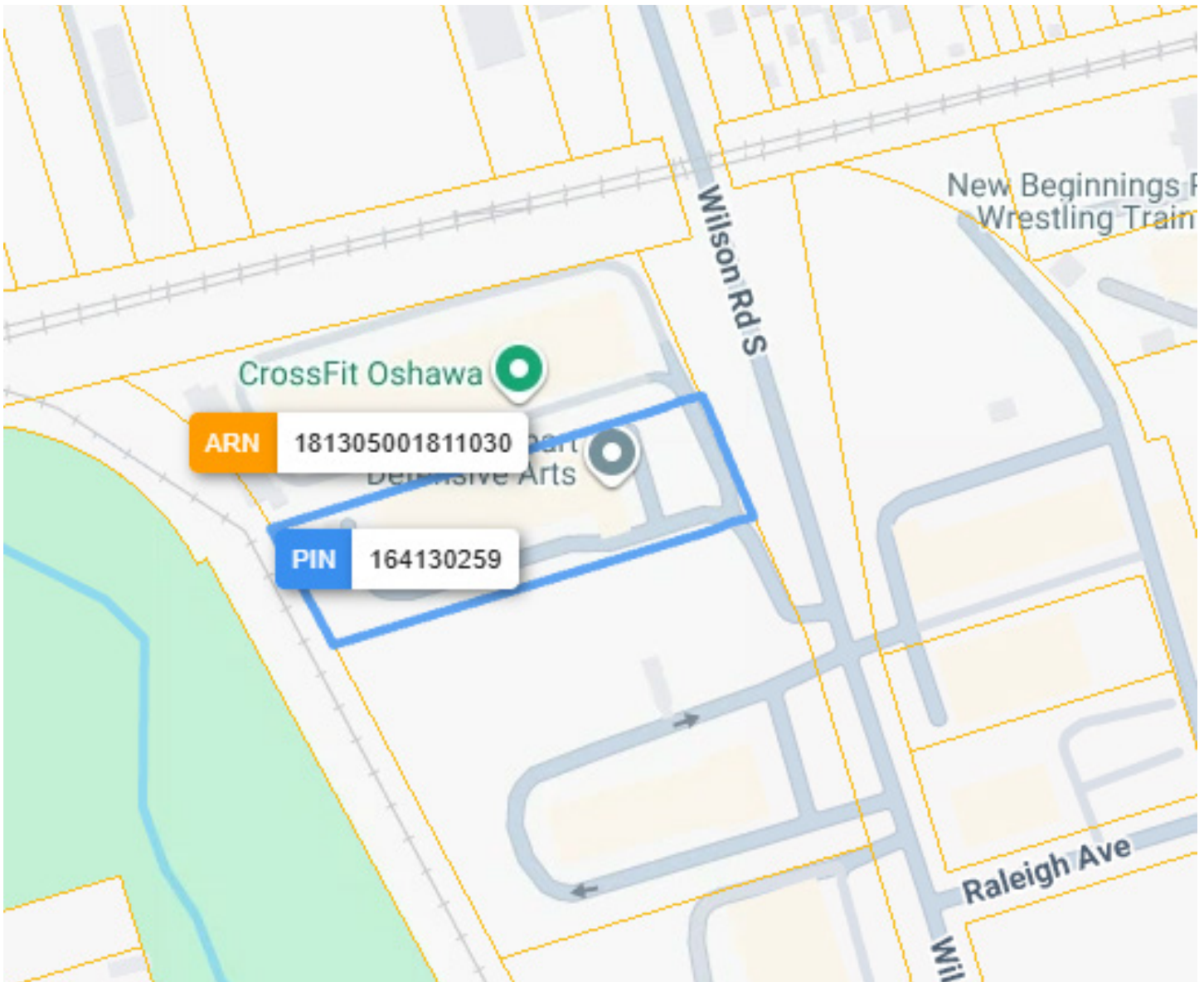
72 KING STREET WEST

- Licensed Restaurant with Patio
- \$2,600 Gross Rent
- 2,160 Sq Ft
- Licensed for 62



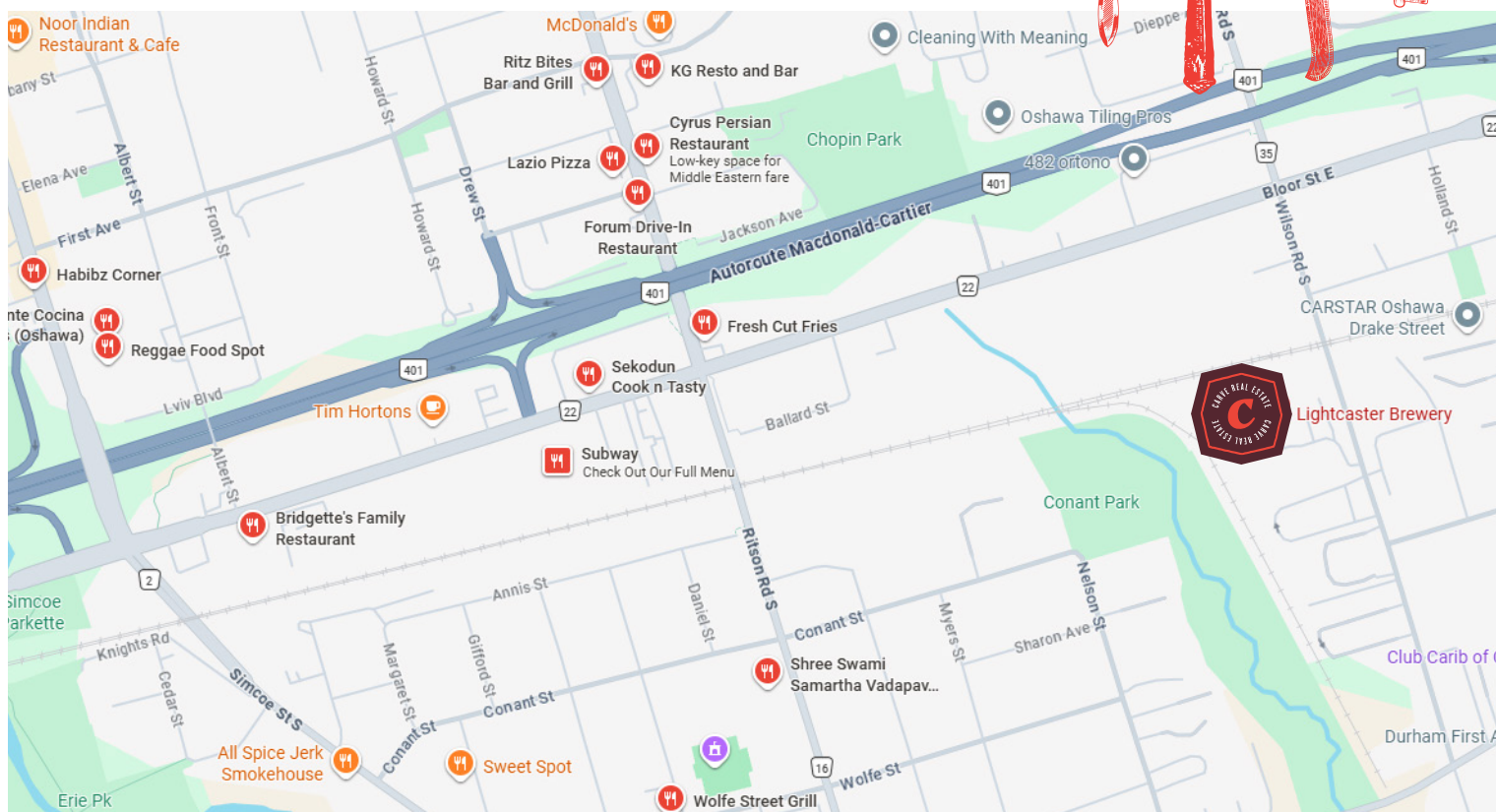
RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



RYAN EARL, Broker and Founder
416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9
This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

This Oshawa brewery offers an excellent combination of space, accessibility, and a dedicated craft beer production environment. Located in Durham Region with approximately 50 parking spaces, the property provides convenient access for deliveries, distribution, and day-to-day brewing operations. An excellent opportunity for an established craft beer brand looking to expand production or an independent brewer ready to launch their own operation.

The substantial 2,350 Sq Ft facility features a 10-hectolitre brewing system, two walk-in coolers, 200-amp power, and a garage bay for convenient loading and unloading. The functional layout provides ample room for brewing, fermentation, storage, packaging, and distribution, with existing infrastructure designed to support an efficient commercial brewery operation.

With an established brewing setup, excellent accessibility, and exceptionally affordable occupancy costs, this is a rare opportunity to acquire a dedicated production brewery in the growing Oshawa and Durham Region market. Ideal for a hands-on brewer or expanding craft beer company looking for a turnkey facility without the significant expense of building from scratch.

LOT SIZE

Frontage:

160.16 Sq Ft

Depth:

548.39 Sq Ft

Perimeter:

1,404.20 ft

Dimensions:

548.39 ft x 162.11 ft x 535.76 ft x 160.16 ft

Size:

86,218.84 ft² (1.979 ac)

Lot Measurement Accuracy:

LOW



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
 Ind. Owned & Operated Brokerage
 495 Wellington St W Suite 100, Toronto, ON M5V 1E9

This document is not meant to solicit existing listings. (12.2002).