



FOR SALE

1119 FENNEL AVE E UNIT 17, HAMILTON

\$99,000

\$3,100 Gross Rent

1,290 Sq Ft

Bakery

READY FOR SECONDS?
Call me to discuss this listing today.

BAKEHEALTHI GLUTEN FREE BAKERY

BakeHealthi Gluten Free Bakery is a popular bakery located up on the mountain in Hamilton at the very busy intersection of Fennell and Upper Ottawa in a large plaza with tons of parking and signage. Specializing in a large selection of homemade gluten free options, this business also produces a selection of baked goods with dairy as well.

This unit was completely built out in 2020 and it shows with new plumbing, electrical, HVAC, and more. 4 Southbend convection ovens for baking and tons of leaseholds and equipment.

Great lease rate of \$3,100 Gross Rent including TMI with 5 + 5 years remaining. 1,290 sq ft layout with a big kitchen and 2-walk ins. Available with training or for rebranding into another concept, cuisine, or franchise.



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OTHER LOCATIONS:



SUPERMOON

- Excellent location with exterior mall access
- 764 Sq Ft
- \$3,600 Gross Rent
- Mall Seating 100



BAKER'S TABLE & PASTRY CO.

- Located in East Village Market on Dundas
- 1,500 Sq Ft
- \$3,000 Gross Rent
- Seating for 16



BRØD BREAD & PASTRY

- Café - Bakery - Home
- 2,320 Sq Ft
- Owned Property
- Seating for 28

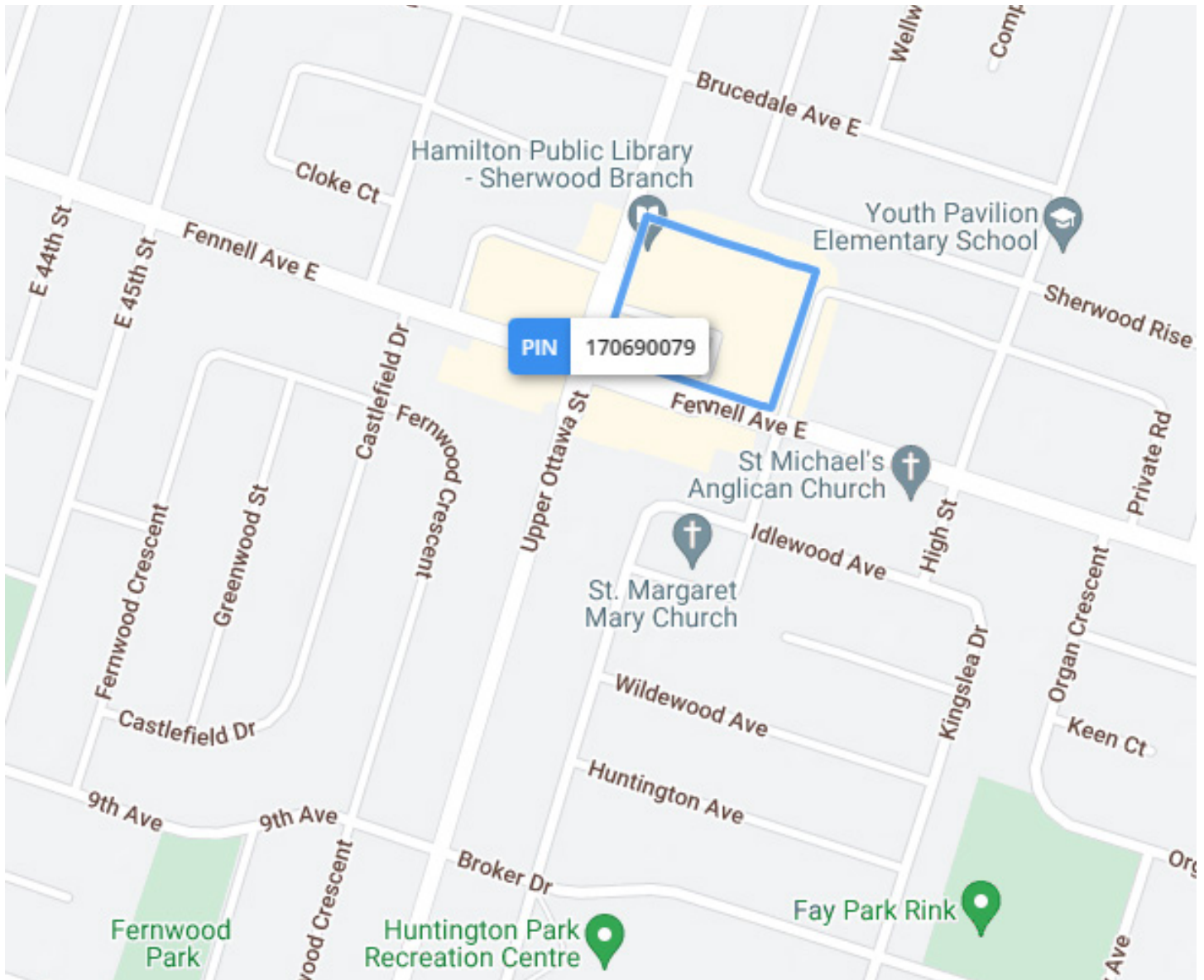


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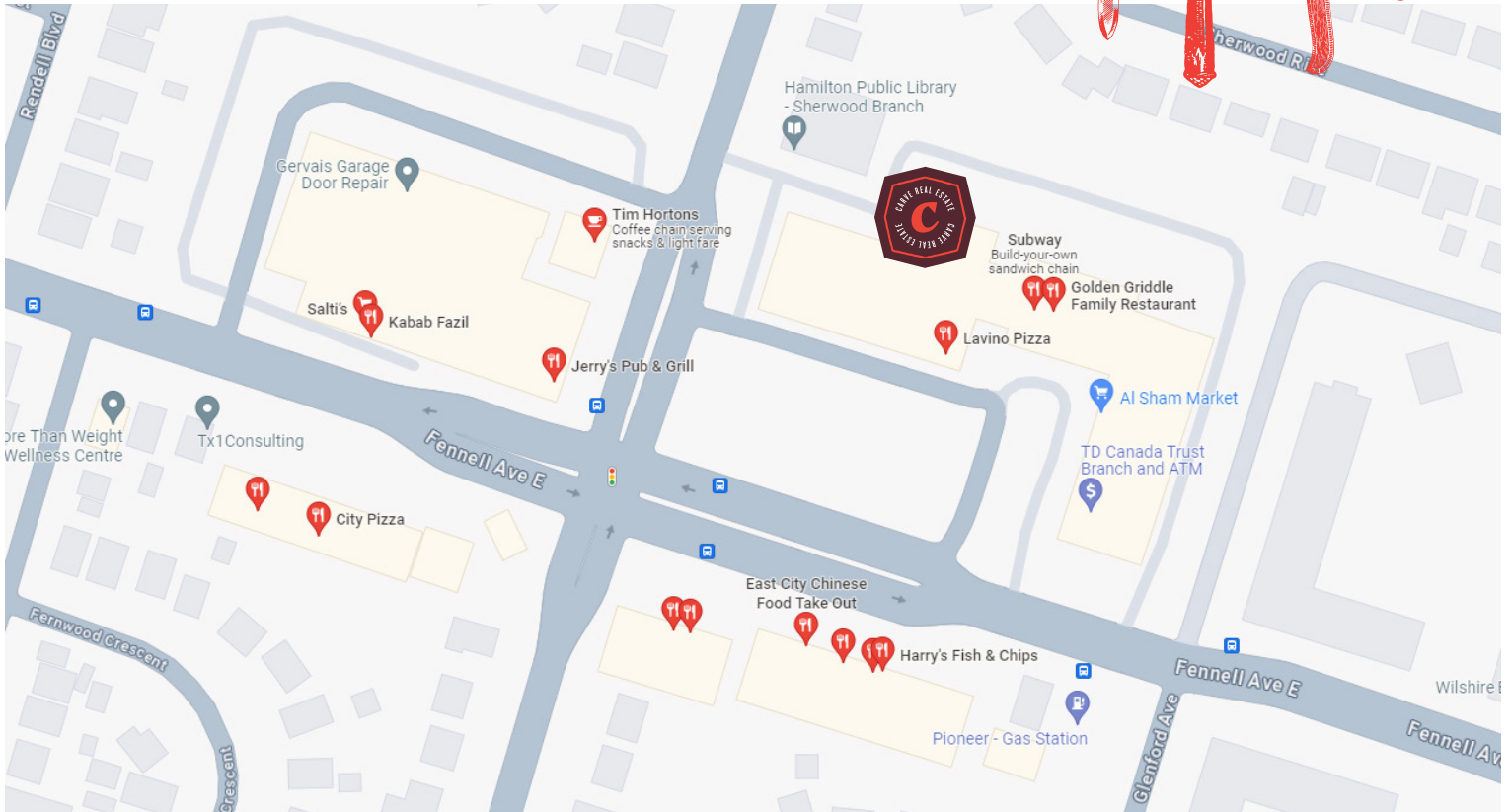
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BUILDING DETAILS

This location is on “on the mountain” as they say in Hamilton. The affluent south end of Hamilton is up on the Niagara Escarpment is home to some of the nicest neighbourhoods in the city.

The intersection of Upper Ottawa Street and Fennell Avenue East has constant traffic and is very busy at all hours with an array of small plazas, stores, restaurants and retail. There is a bus stop directly in front of the patio on Upper Ottawa.

Property Details: While the plaza itself may be older this is a practically brand new unit that was completely built out and converted from a retail space in 2020 and the leaseholds and most of the equipment and chattels are from that time.

2 independent 3-phase power boxes give you everything that you need to bake away.

LOT SIZE

Frontage:

532.36 ft along Fennell Ave E

Depth:

Approximately 419.79 ft

Dimensions:

393.74 ft x 42.63 ft x 491.01 ft x
420.46 ft x 521.24 ft

Size:

219,615.85 ft² (5.042 ac)



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