



FOR SALE

321 MAIN ST, WASAGA BEACH

\$179,000

\$3,000 Net Rent

1,400 Sq Ft

Bakery - Cafe - QSR

THE BAKER'S BENCH

Bright and modern bakery and quick service restaurant (QSR) in one of the busiest plazas in downtown Wasaga Beach. Located at the intersection of Main Street and River Road West where all of the big retailers, supermarkets, and restaurants are.

This location is surrounded by hotels, resorts, and the provincial park with the beach just steps away. Currently operating as a very established and popular bakery. 9-ft commercial hood plus tons of prep area, refrigeration, and over 100 parking spaces.

Brand new lease to be provided to qualified operators at \$3,000 Net Rent with 5 + 5 years. Open for rebranding into a different concept, cuisine, or franchise. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



STICKY BAKERY

- Popular bakery on St. Clair
- 700 Sq Ft
- \$3,250 Gross Rent
- 2 Walk-In Fridges



KATE'S TOWN TALK BAKERY

- Longstanding Mississauga cafe & bakery
- 900 Sq Ft
- \$4,247 Gross Rent
- Seating for 14



THE HAPPY BAKERS

- Freestanding boutique cafe
- 1,200 Sq Ft
- \$3,350 Gross Rent
- Seating for 30

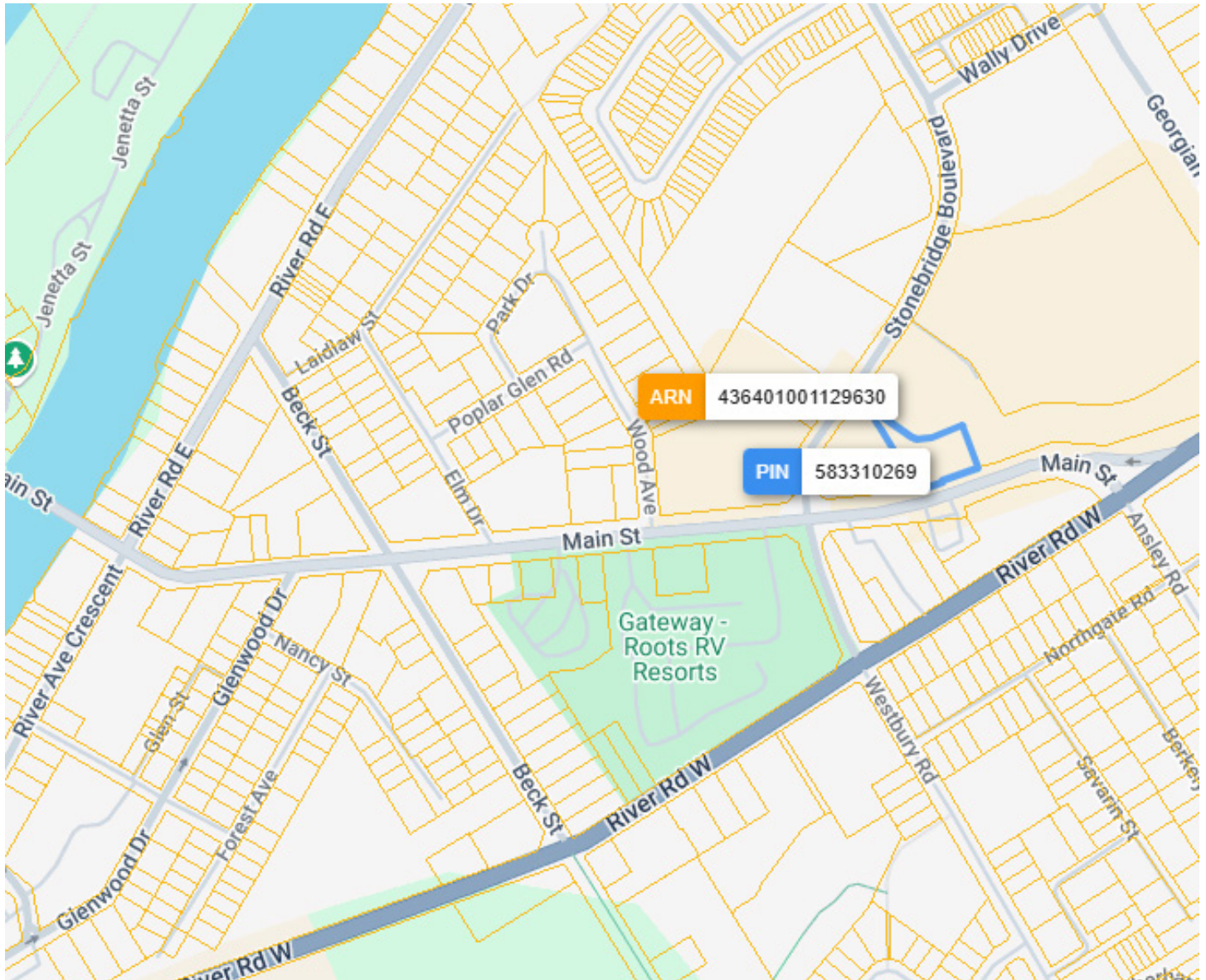


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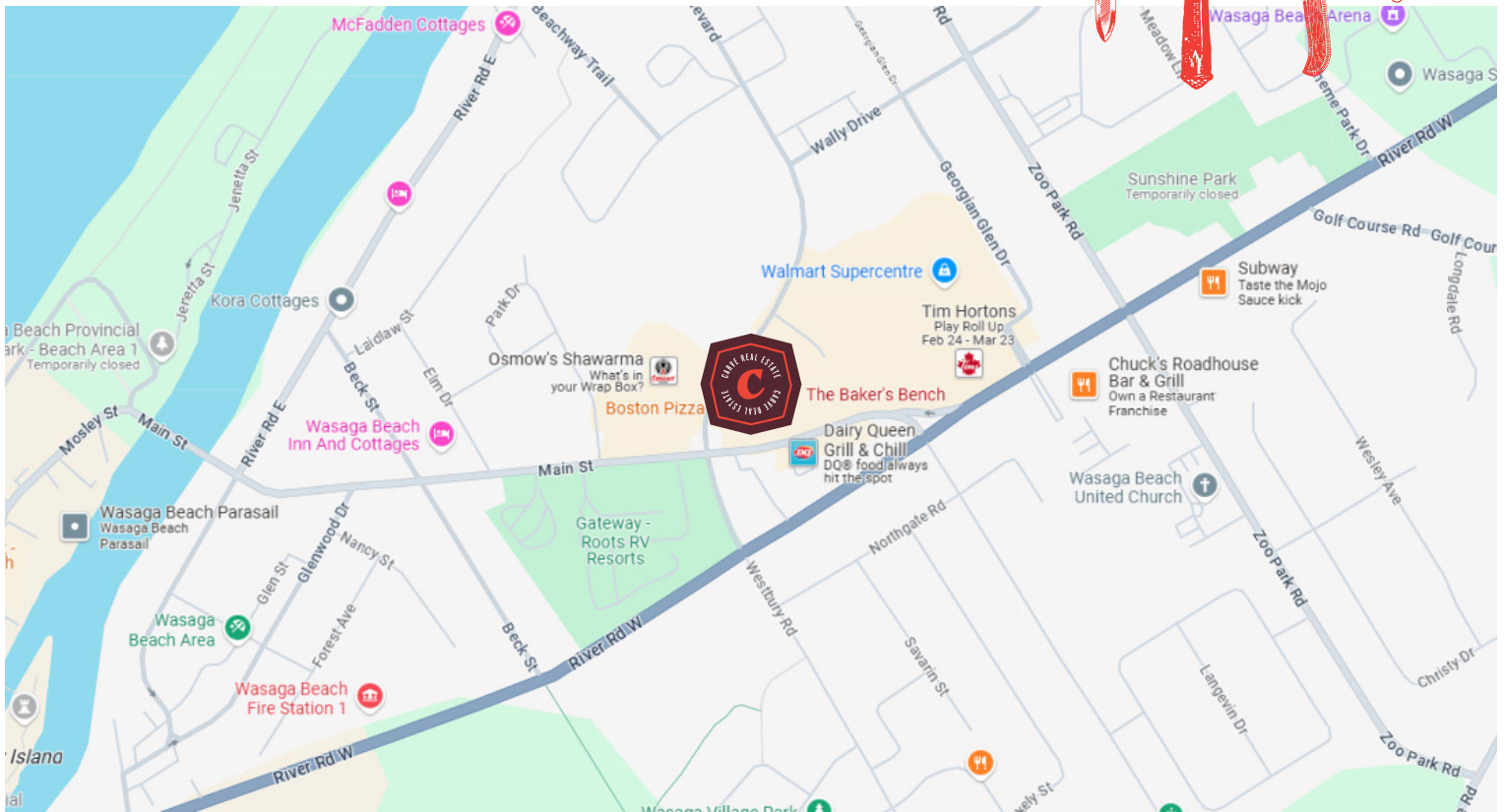
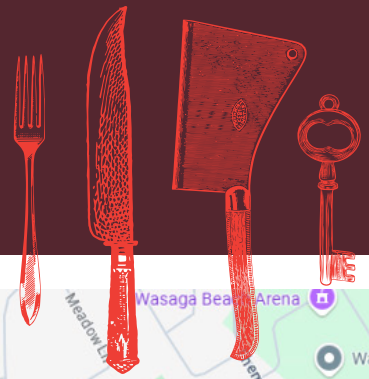


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BUILDING DETAILS

Excellent opportunities for a growing brand or franchise to take over an expensive and very high quality build out in a bright corner location of a premium plaza. This is a AAA plaza with lots of big operators. Tons of signage and parking options.

This is THE place to be in Wasaga Beach with the Beach Area 1 just a few minute walk away. It benefits from a huge boost in tourism in the summer months and it is surrounded by all kinds of hotels, motels, camping areas, RV parks, and of course the local population.

Property Details: 200-amp, 3-phase power supplies this modern unit. It has high ceilings and tons of light as it is southwest facing.

Full kitchen with a hood system and tons of prep area in the back with a great retail area ideal for many different concepts.

LOT SIZE

Frontage:
370.37 ft along Main St

Depth:
Approximately 137.66 ft

Dimensions:
99.27 ft x 54.75 ft x 5.46 ft x
143.78 ft x 74.04 ft x 6.00 ft x
9.79 ft x 346.17 ft x 16.67 ft x
67.48 ft x 6.56 ft x 116.46 ft x
137.66 ft

Size:
37,899.69 ft²(0.870 ac)



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