

## BREWERY FOR SALE WITH RESTAURANT AND PROPERTY



### PROPERTY DESCRIPTION

This Opportunity is set to be a share sale of the a famous Brewery Co., the onsite Restaraunt, and the corporation that owns the building.

### OFFERING SUMMARY

Sale Price:	
Lot Size:	0.22 Acres
Building Size:	8,476 SF
NOI:	\$154,553.00
Cap Rate:	5.0%

### FOR MORE INFORMATION

For a complete detailed package, including Location, Demographics, Company names, Financials, etc. please email [info@TorontoCommercialProperties.ca](mailto:info@TorontoCommercialProperties.ca) to request the NDA. Once signed the full package will be emailed to you and any questions can be answered. \* Brokers Protected.

### LOCATION DESCRIPTION

One of the most picturesque locations in the Kawarthas. Featuring heritage stone set 200 years ago, the former Livery Stable has been fully renovated to create a spacious and scenic space wrapped around 50 feet of windows overlooking the Waterways.

### THE RIGHT OPPORTUNITY

The current owner does not participate in the day-to-day operations of the companies and as such has a completely trained team with systems and procedures in place. This can be a great opportunity for someone wanting to own their own brewery without having to have all of the specialized knowledge needed to start from scratch. Likewise, this could be great for someone who wants to be more hands-on and interested in maximizing returns and increasing growth.



HALLMARK REALTY LTD  
Each office independently owned and operated

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## BREWERY FOR SALE WITH RESTAURANT AND PROPERTY



Property Type	Brewery
Building Size	8,476 SF
Lot Size	0.22 Acres
Year Last Renovated	2017
Number of Floors	2
Roof	Asphalt Shingles
Free Standing	No
Number of Buildings	1

The opportunity to purchase an award-winning Brewery Co. with stable distribution channels and ready to be expanded on, a Restaurant [three spaces: upstairs, downstairs and seasonal patio] that doubles as one of Kawarthas' largest event venues, and the corporation that owns the building that houses the other two, to add for future stability.

- Three established corporations with positive cash flow included in the sale
- Prime location of the brewery and restaurant, attracting both locals and year-round tourists
- Award-winning and unique beers crafted by the brewery, with a loyal following
- Housemade dishes from the restaurant, with skilled kitchen staff
- Experienced management team in place to ensure continued success and growth
- Stable and consistent financial performance over the years, with room for further growth and profitability
- Potential for increased revenue streams through sales expansion and marketing efforts
- The synergy between the three corporations, with the ability to cross-promote and enhance each other's business growth and profitability.



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