

\$3,500,000 - 46 Brock Street W, Uxbridge

MLS® #N12175071

\$3,500,000

0 Bedroom, 0.00 Bathroom, 6,248 sqft

Retail on 0.00 Acres

Uxbridge, Uxbridge, Ontario

Roxy Theatre - Sale includes both Property and Business, An Exceptional turnkey investment opportunity to acquire a well-established, fully operational first-run cinema property in the growing community of Uxbridge. Roxy Theatres is a purpose built entertainment facility positioned as a stable, income generating asset with long term value and strong community integration. Strategically located in a high visibility area, this standalone property is designed for operational efficiency and an optimal patron experience. The venue features a well maintained interior, modern projection and sound system, and holds a liquor licence, offering value added service and elevated concession potential. As a first-run theatre, Roxy benefits from premier film releases, driving consistent and timely audience traffic. The business enjoys diversified revenue streams through regular movie screenings, private rentals, birthday parties, and community events. A fully outfitted concession area, complimented by licensed beverage service, provides high margin income channels that enhance overall profitability. With a strong brand presence and established, loyal clientele, Roxy Theatres consistently draws patronage and maintains solid community ties. Supported by trained staff, marketing infrastructure, and reliable operational systems, the theatre is well positioned for a seamless transition to new ownership. This turnkey offering is ideal for investors seeking entry into the entertainment



and hospitality sectors, or for portfolio expansion with a proven, community rooted asset. The purchase includes both real estate and the ongoing business operation, making it a rare and compelling investment opportunity.
(id:6289)

Essential Information

Listing #	N12175071
Price	\$3,500,000
Bathrooms	0.00
Square Footage	6,248
Acres	0.00
Type	Retail

Community Information

Address	46 Brock Street W
Subdivision	Uxbridge
City	Uxbridge
Province	Ontario
Postal Code	L9P1P3

Amenities

Features	Irregular lot size
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	43.72 x 143.08 FT
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Listing Details

Listing Office	RE/MAX ALL-STARS REALTY INC.
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Listing information last updated on October 29th, 2025 at 7:01am EDT