

\$1,299,000 - 444 Holland Street W, Bradford West Gwillimbury (bradford)

MLS® #N12452654

\$1,299,000

0 Bedroom, 0.00 Bathroom, 3,475 sqft
Business

Bradford, Bradford West Gwillimbury
(bradford), Ontario

An exceptional opportunity to acquire a fully built-out, turn-key restaurant located in the heart of Bradford (Re-brand welcome). This Restaurant offers an upscale dining experience within a beautifully designed 3,475 sq. ft. unit, featuring a brand-new glass-enclosed patio that extends the dining area and provides an elegant, year-round space for guests. The restaurant is equipped with a top-of-the-line commercial-grade kitchen and includes approximately \$700,000 in trade fixtures and equipment, showcasing the quality and attention to detail invested in the buildout. A liquor license is already in place, allowing a seamless transition for the new owner to continue operations immediately. The property is positioned along busy Holland Street, directly across from the new City Center development, providing high visibility and constant traffic flow. The plaza is anchored by established tenants, including The Beer Store, Pet Valu, Hakim Optical, Rogers, and Pizzaville, ensuring strong foot traffic and consistent exposure. The location also offers ample on-site parking and convenient access to Highway 400, making it a highly accessible and desirable destination for both local and regional clientele. The current lease has 4 years remaining with an additional 5-year option, providing long-term stability for the next operator. Rent is \$11,000 per month, inclusive



of TMI and HST. This is an excellent opportunity for an experienced restaurateur or investor seeking a high-quality, fully equipped restaurant in one of Bradford's most prominent commercial corridors. With premium fixtures, a modern enclosed patio, and a strong neighbouring tenant mix, Il Gatto e laVolpe represents a rare, ready-to-go restaurant acquisition with everything in place for immediate success. * TAXES ARE N/A* (id:6289)

Essential Information

Listing #	N12452654
Price	\$1,299,000
Bathrooms	0.00
Square Footage	3,475
Type	Business

Community Information

Address	444 Holland Street W
Subdivision	Bradford
City	Bradford West Gwillimbury (bradford)
Province	Ontario
Postal Code	L3Z0G1

Amenities

Amenities	Highway
-----------	---------

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX NOBLECORP REAL ESTATE
----------------	------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 8:01pm EST