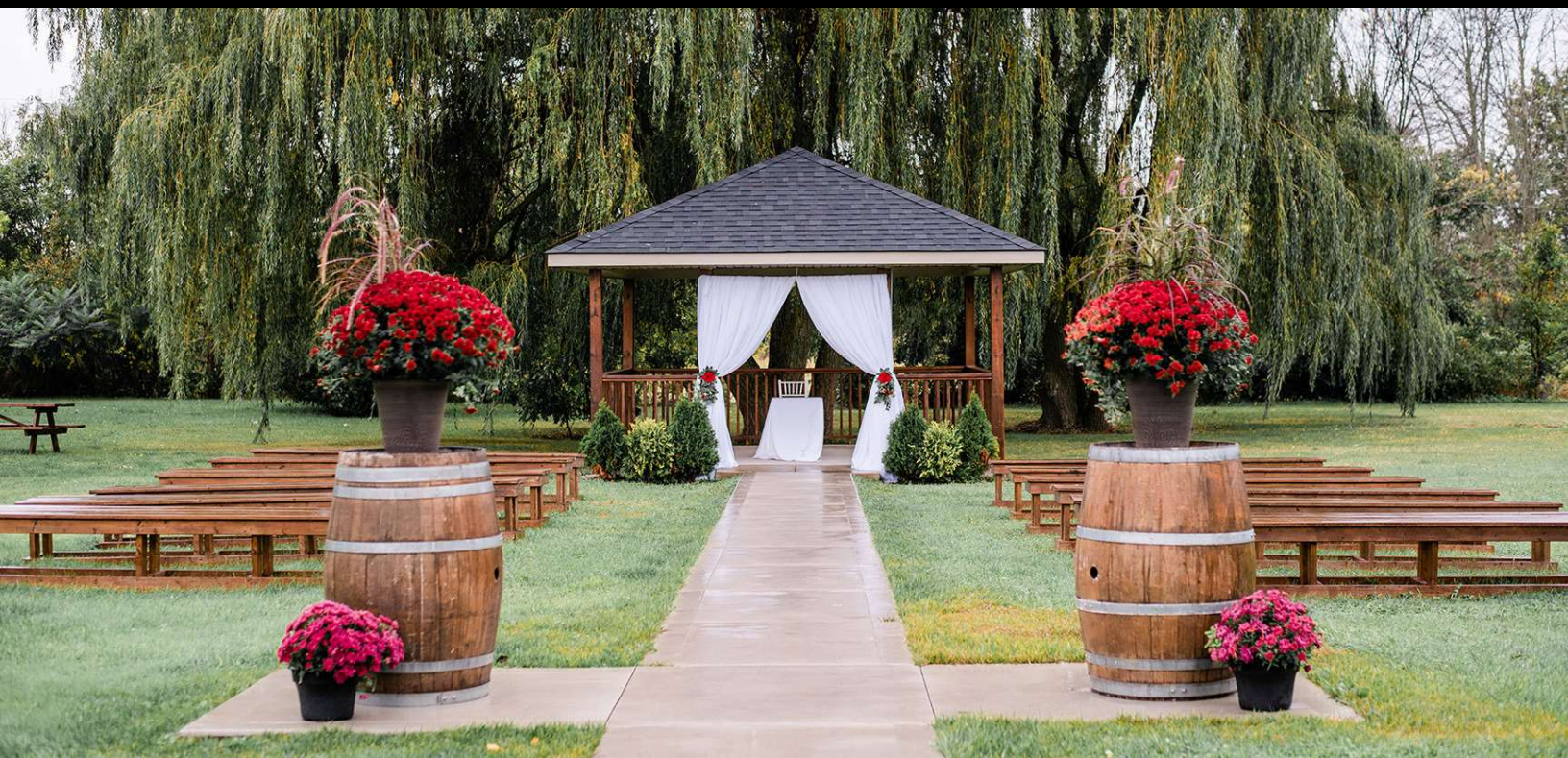




**288**  
*KEMP ROAD W*  
*GRIMSBY, ON*

MICHAEL DI BERARDO  
SALES REPRESENTATIVE  
905-574-3038  
MICHAELDIBERARDO@ROYALLEPAGE.CA  
[www.MichaelDiBerardo.com](http://www.MichaelDiBerardo.com)



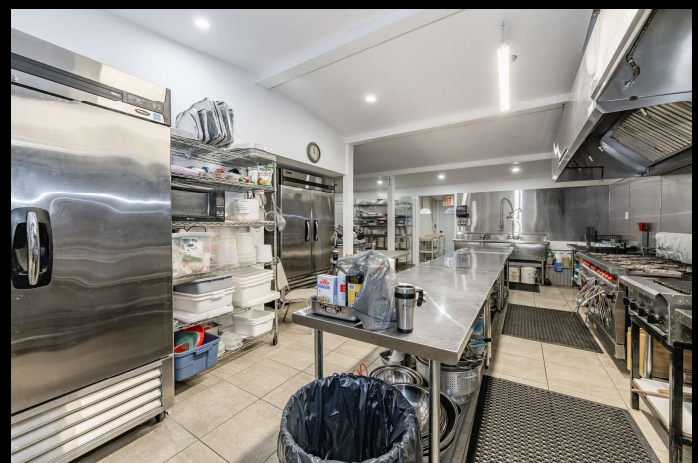
# 288 KEMP ROAD W GRIMSBY, ON

**FOR SALE**  
UNIQUE 26 ACRE  
COMMERCIAL PROPERTY  
BANQUET FACILITY

## PROPERTY FEATURES

- Unique 26-acre commercial property located in Grimsby Township
- Zoning permits a variety of uses, recommend verification of allowed uses with the township
- Currently operating as a successful banquet facility
- Facility capacity allows for 275 guests combined, indoor and outdoor
- Main hall fully licensed for 150 guests
- Lower hall accommodates 50 guests
- Outdoor area, inclusive of a tent, licensed for 75 guests
- Soccer field completed spring of 2024
- Expansive grounds currently hosting outdoor events, manicured landscape offers multiple seating arrangements, and potential for different sporting events
- The banquet facility provides a spacious, elegant indoor setting suitable for a variety of events with large guest capacities
- The commercial kitchen supports on-site and off-site catering events

**ASKING PRICE: \$5,290,000**

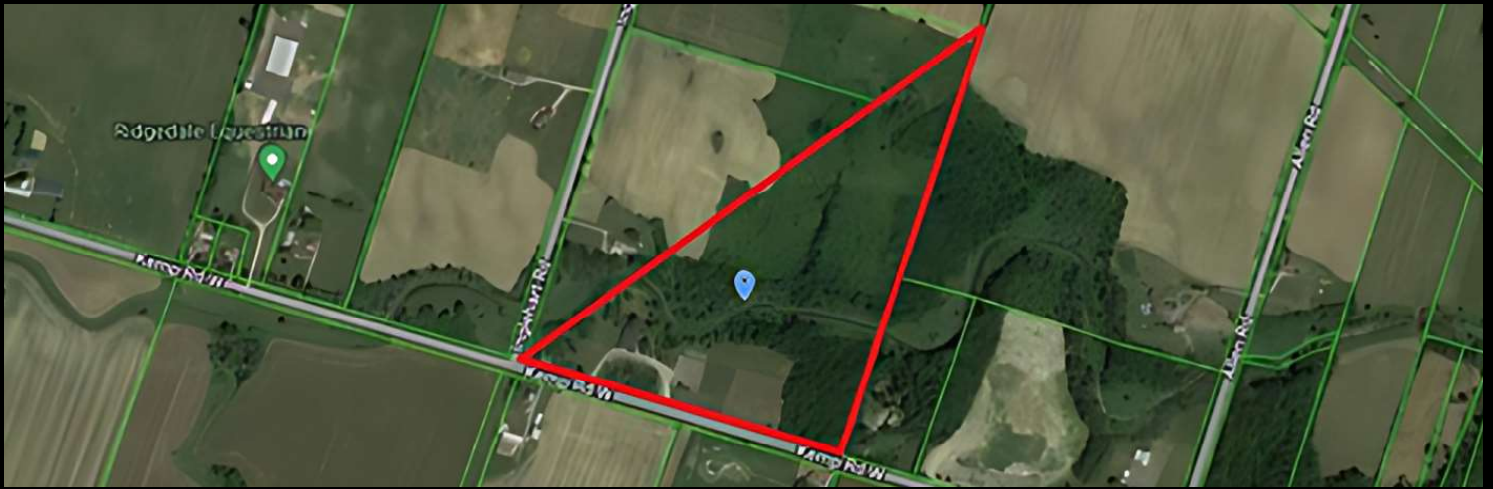


# PROPERTY OVERVIEW

- Neighbourhood: Grimsby Escarpment
- Zoning: Private Open Zone (O1)
- Age of Property: 6-15 years
- Location: Rural
- Lot Frontage: 1,295.00 feet
- Lot Depth: 1,744.00 feet
- Total Area: 7,717 sq ft
- Sewers: Septic
- Water Supply: Cistern
- Heating Type: Gas Forced Air, Propane Gas
- Property Taxes: \$19,500 for the year 2023
- Co-op Commission: 2% + HST



# LOCATION MAP



## CHATELS

### Kitchen Equipment:

- Conventional Oven
- Double Decker Oven
- 10 Burner Stove
- BBQ
- Pot Burner
- 2 Door Freezer
- 2 Door Fridge
- 6 Stainless Steel Tables
- 2 Stainless Steel Sinks (6ft)
- Glassware, Dishware & Cutlery (for 200 people)
- Kitchen Pots and Pans

### Bar Equipment:

- Espresso Machine and Grinder
- 2 x 2 Door Beer Fridge
- Bar Sink
- Stainless Steel Table
- Walk In Freezer (10' x 8')
- Walk In Fridge (10' x 8')
- 2 Door Slider Fridge
- 24 Round Table
- 20 x 6' Long Tables
- 200 Dining Chairs
- 500 Chair Covers
- 200lbs Ice Machine
- Meat Slicer

### Bridal Room Furniture and Outdoor Equipment:

- 2 Leather Couches, 3 Leather Chairs and Glass Tables
- Fireplace
- Decorative Vases, Flowers, Christmas Décor, Misc.
- Lawn Mower
- Misc Equipment
- Truck Box for Outdoor Storage
- 200 White Tent Chairs
- 12 Wood Picnic Tables
- 12 Wood Benches
- 10 Tables, 40 Chairs and 8 Patio Umbrellas
- Misc Office Furniture

SCAN TO WATCH  
VIRTUAL TOUR!



# ZONING/PERMITTED USES

# FLOOR PLANS

Table 25: Permitted Uses in the Open Space Zones

Uses	Private Open Space Zone (O1)	Public Open Space Zone (O2)	Cemetery Zone (C)
Accessory residential and commercial uses		✓	
Arena	✓	✓	
Athletic fields	✓	✓	
Boat launching ramp	✓	✓	
Campground	✓	✓	
Cemetery and crematoriums			✓
Club	✓		
Community Recreational Centre	✓	✓	
Golf courses, mini golf and driving range	✓		
Lawn bowling green	✓	✓	
Outdoor natural rink	✓	✓	
Outdoor swimming pool	✓	✓	
Park	✓	✓	
Picnic area	✓	✓	
Playground	✓	✓	
Restaurant	Q1	Q1	
Retail store	Q1	Q1	
Shelters and docking facility	✓	✓	
Special event use	*	*	
Tennis court	✓	✓	
Trails and Pedestrian Rest Area	✓	✓	

✓ Permitted use

\* Accessory Use

Q1 Retail stores and/or restaurants are permitted as accessory uses within a community recreational centre up to a cumulative maximum size of 10% of the size of the community recreational centre.



Use	Hazard (HA)	Environmental Protection (EP)	Environmental Conservation (EC)
Agricultural use, excluding buildings	✓	Q1	Q1
Athletic field	✓		
Boat launching ramp	✓		
Conservation use	✓	✓	✓
Docking facility	✓		
Flood and erosion protection work	✓	✓	✓
Forestry use	✓	✓	✓
Golf courses excluding buildings	✓		
Park	✓		
Picnic area	✓		
Playground	✓		
Trail and pedestrian rest area	✓	✓	✓

✓ Permitted use

Q1 Existing agricultural use only, excluding buildings and structures.



SCAN TO VIEW MORE DETAILED FLOOR PLANS!

# MICHAEL DI BERARDO

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**[www.MichaelDiBerardo.com](http://www.MichaelDiBerardo.com)**

**Royal LePage Macro Realty, Brokerage**  
**2247 Rymal Rd E, Stoney Creek**  
**ON L8J 2V8**



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