

**FOR SALE**

**229 CHRISTINA ST N, SARNIA**

**\$2,549,000**

**Business and Building**

**2,200 Sq Ft**

**Licensed Restaurant**

## BAD DOG - SARNIA

Profitable business and building combo! Why pay rent when you can pay off a mortgage and own your own building? The very popular Bad Dog Bar & Grill in Sarnia is available. AAA downtown corner location on the main strip, with a wrap around patio and completely renovated.

This is a well-established business that does big sales and produces outstanding NOI for the owners. Being sold with the Corunna location and building together. Excellent opportunity.

Great liquor license of 100 + 50 on the patio in a 2,200 sq ft space. The restaurant leaseholds and equipment were upgraded with a big renovation and are all AAA quality. Chef's kitchen with prep area and walk-ins.

**READY FOR SECONDS?**

Call me to discuss this listing today.

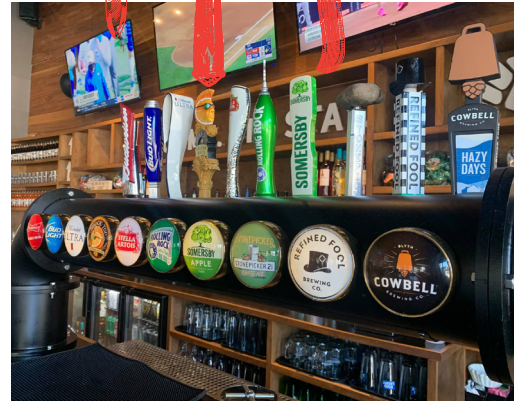


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# carve REAL ESTATE



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## OTHER LOCATIONS:



### BAD DOG - CORRUNA

- Licensed Restaurant & Building
- 2,500 sq ft
- Owned Property
- Licensed for 120 + 68 patio



### HOM

- Licensed Restaurant & Building
- 2,900 Sq Ft
- Business with Property
- Licensed for 40 + 50 Patio



### OLD JOE'S CABIN

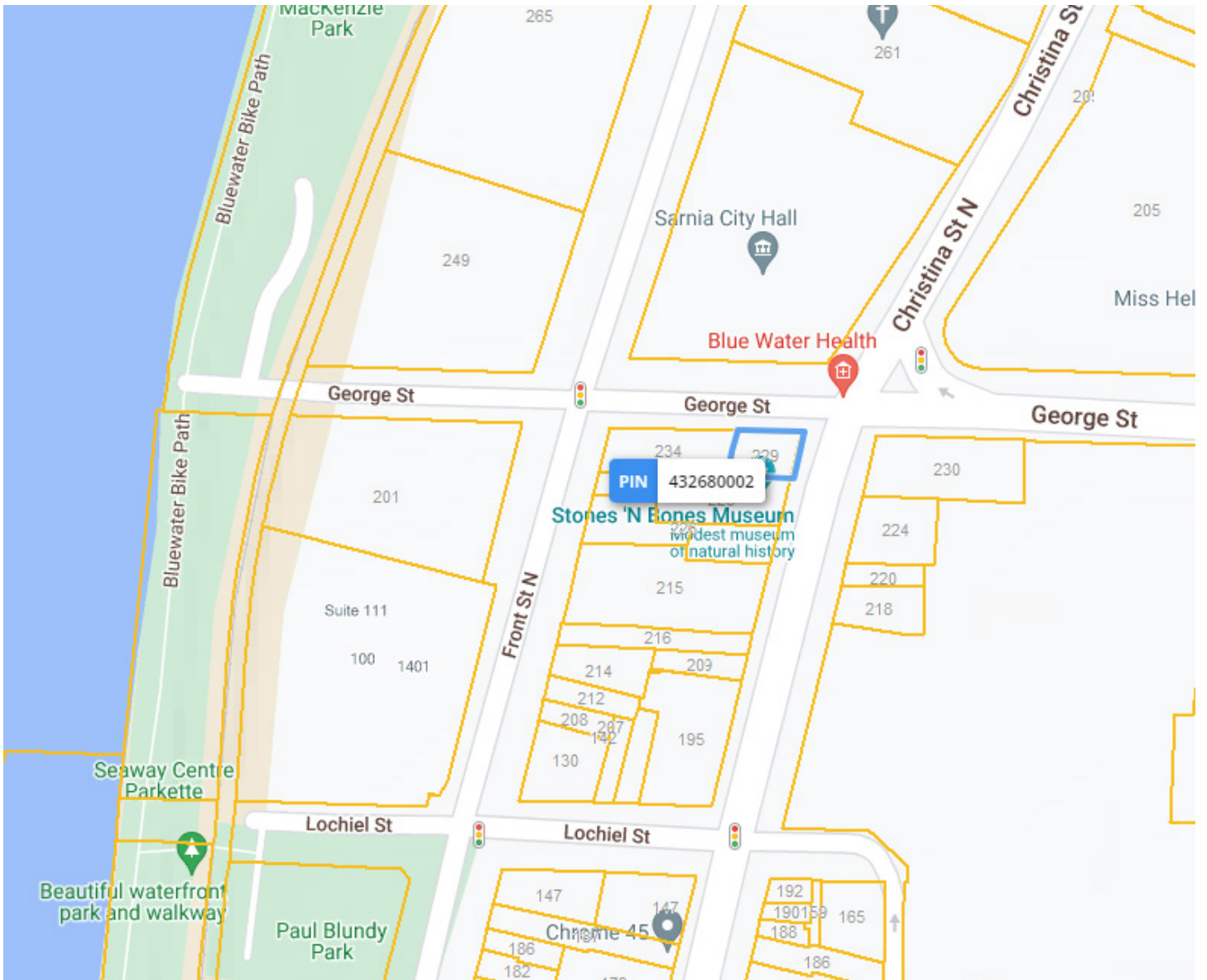
- Licensed Restaurant with Patio
- 13,500 Sq Ft
- Owned Property
- Licensed for 118 + 88 patio



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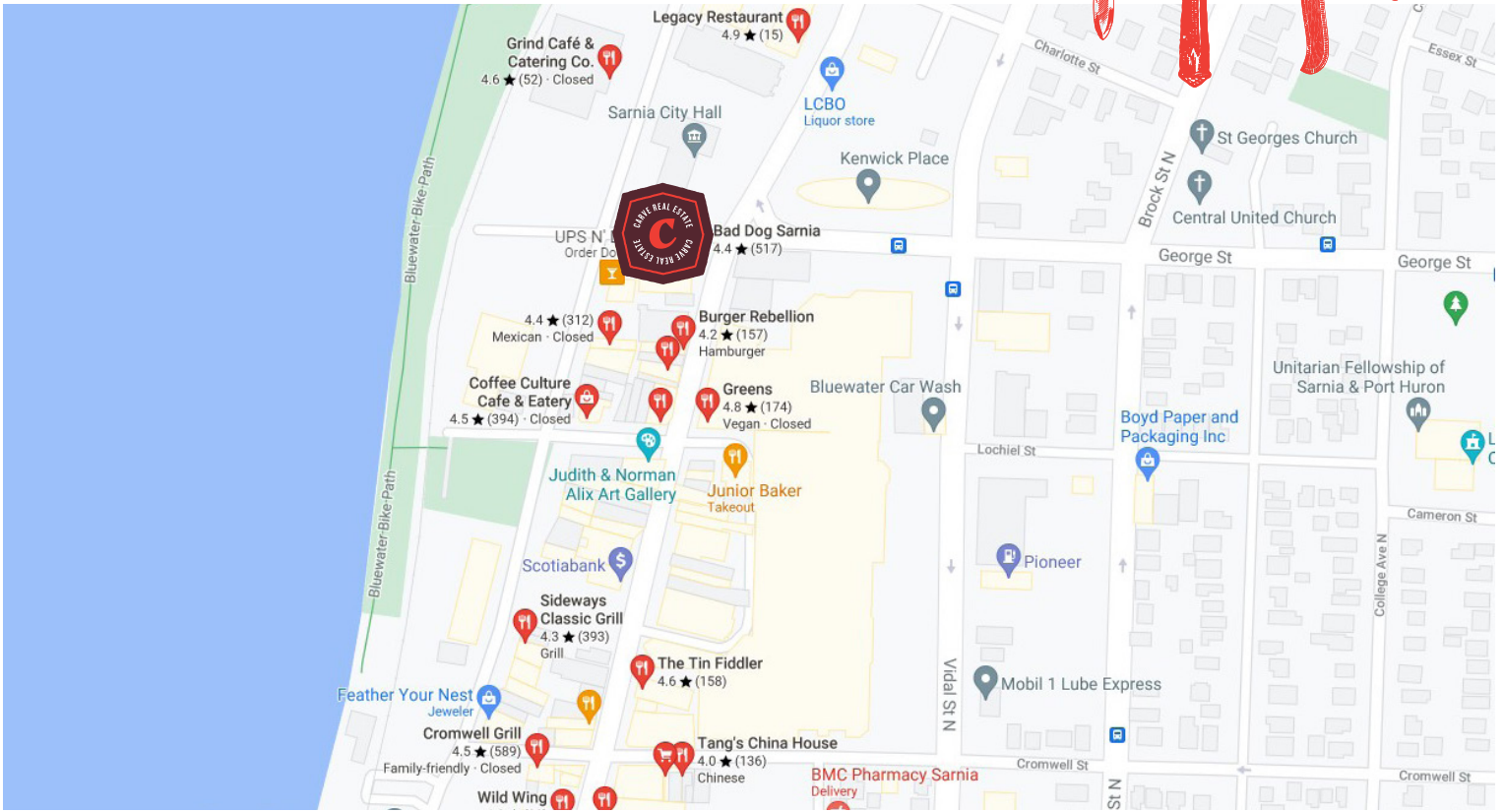
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## BUILDING DETAILS

This building is fully owned by the restaurant operator, and was completely renovated from top to bottom in recent years.

The location is set on one of the busiest corners in downtown Sarnia and has tons of parking options. The two patios are perfect for people watching.

**Property Details:** High ceilings and lots of windows make this space modern and bright looking. There is a full production kitchen complete with a large hood, walk-in fridge, prep area, and more.

Completely new leaseholds and equipment from the recent renovations gave this already successful business a complete makeover and it shows.

Turnkey, and ready to start producing income from day 1.

### LOT SIZE

**Frontage:**

44 ft along Christina Street N

**Depth:**

Approximately 63 ft

**Raw Measurements:**

63.17 ft x 44.75 ft x 63.83 ft x 44.75 ft

**Total Area:**

2,820.14 ft<sup>2</sup> (0.065 ac)



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