



FOR SALE

368 LYNDON ST, CORUNNA

\$2,549,000

Owned Property

2,500 Sq Ft

Licensed Restaurant

BAD DOG - CORUNNA

The Bad Dog in Corunna is available! Outstanding and consistent sales in one of the areas most popular restaurants. High ceilings, high-end leasehold improvements and equipment, and a great layout. Full kitchen with large hood and walk-in fridge.

Excellent exposure to the street and signage including a pylon, as well as 40 parking spots. Completely renovated 2 years ago it is being sold along with Bad Dog in Sarnia, both with property and incredible income.

This location is for sale with the property. The business produces salaries and very impressive income for the owners. Pay off a mortgage instead of rent. Licensed for 120 + 68 on the patio. Downtown location and excellent visibility.

READY FOR SECONDS?

Call me to discuss this listing today.

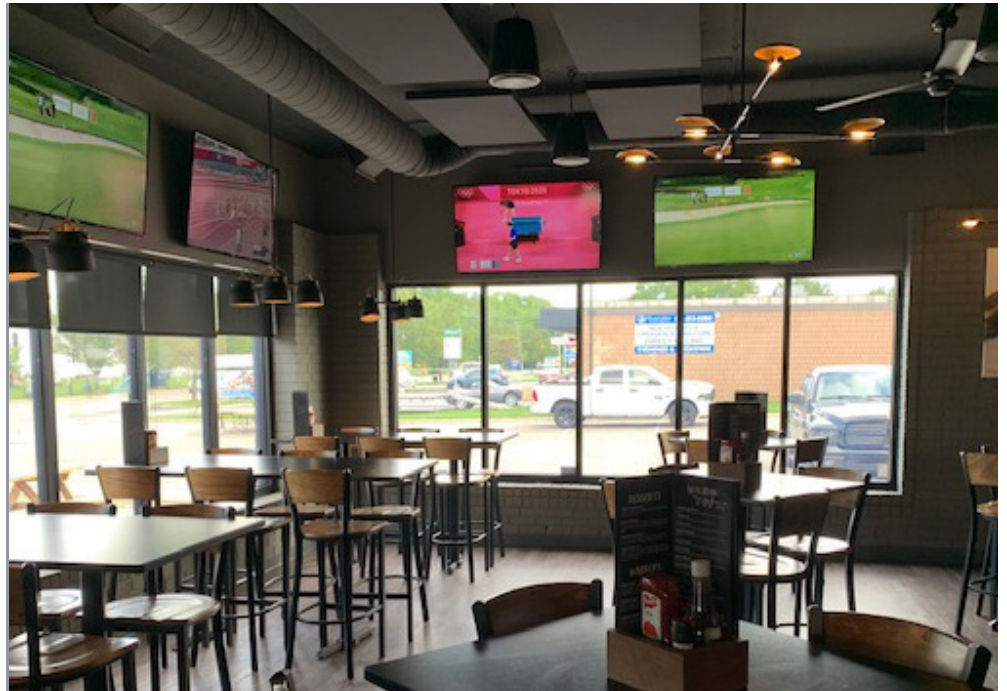


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OTHER LOCATIONS:



BAD DOG - SARNIA

- Licensed Restaurant & Building
- 2,200 sq ft
- Business & Building
- Licensed for 100 + 50 patio



HOM

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



OLD JOE'S CABIN

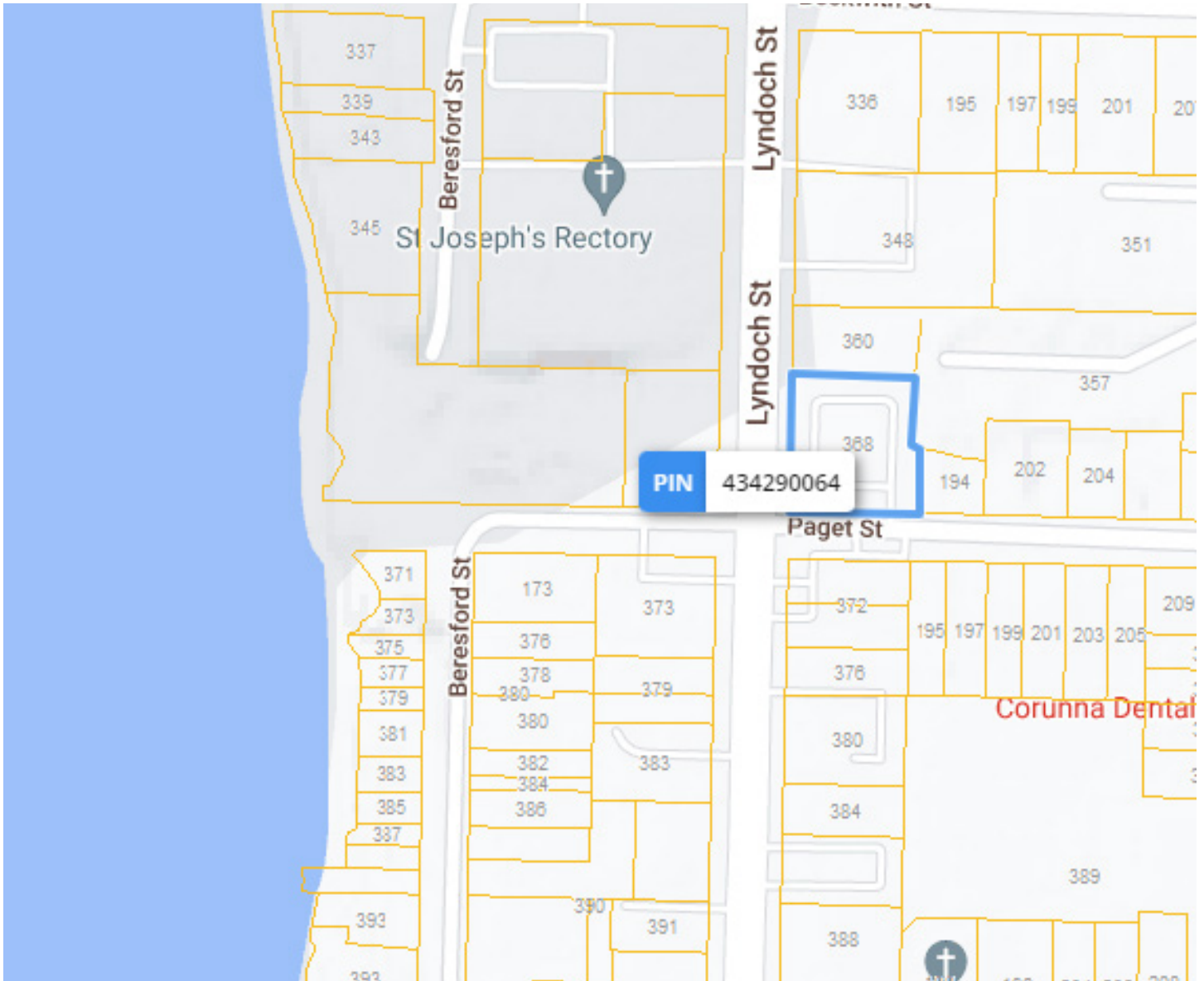
- Licensed Restaurant with Patio
- 13,500 Sq Ft
- Owned Property
- Licensed for 118 + 88 patio



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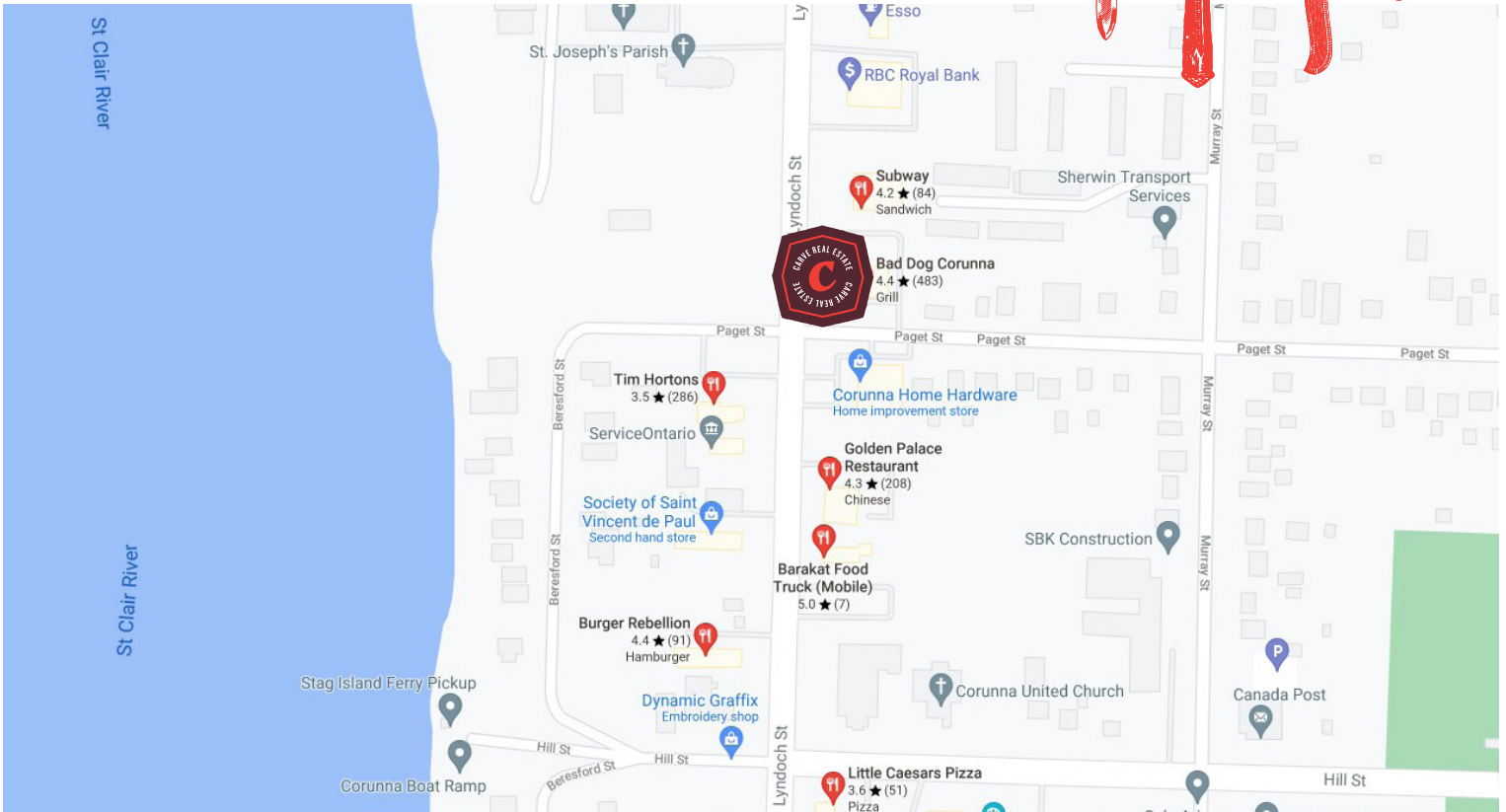
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BUILDING DETAILS

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

Located on a concrete stand-alone pad with parking all around it, outside storage, patio, steel roof construction, and excellent visibility from the street.

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:

187.30 ft along Lyndoch Street

Depth:

Approximately 170 ft

Raw Measurements:

187.81 ft x 179.36 ft x 90.24 ft x
12.03 ft x 92.95 ft x 168.20 ft

Total Area:

32,377.81 ft² (0.743 ac)



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