

FOR SALE

3068 MUSKOKA RD 169, BALA

\$4,999,000

Owned Property

5,868 Sq Ft

Business & Property

LAKESIDE BALA

Property and a very profitable business in downtown Bala Muskoka with 124 feet of lakefront and a patio right on the water! Boat parking? You bet. This is the premier restaurant on Lake Muskoka and brings in the best clientele with a very high average cover.

Just steps from the infamous Kee to Bala and residential unit upstairs. Incredible opportunity to own property on Lake Muskoka and purchase a very profitable business that is firmly established.

This building has been completely renovated including brand new leaseholds, equipment, and systems including reinforced concrete heated flooring and more. Big liquor license of 94 with 30 on the gorgeous northwest facing lakeside patio.

READY FOR SECONDS?

Call me to discuss this listing today.



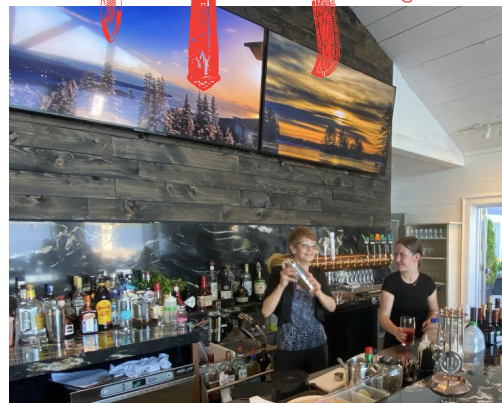
RYAN EARL, Broker and Founder
416-618-0054
ryan@carverealestate.com
carverealestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverealestate.com
carverealestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



RYAN EARL, Broker and Founder
 416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
 416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
 Ind. Owned & Operated Brokerage
 8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
 This document is not meant to solicit existing listings. (12.2002).



OTHER BUSINESSES WITH PROPERTY:



THE ARTISAN HOUSE

- Beautiful home and restaurant
- 2,400 Sq Ft
- Owned Property
- Downtown Huntsville in Muskoka



1886 LAKE HOUSE BISTRO

- Cottage bistro with residential cabin
- 1,800 Sq Ft
- Land with business
- Includes greenhouse and gardens



JACK'S GASTROPUB

- Gorgeous restaurant with patio
- 3,000 sq ft
- \$3,600 gross rent
- Great money maker with land

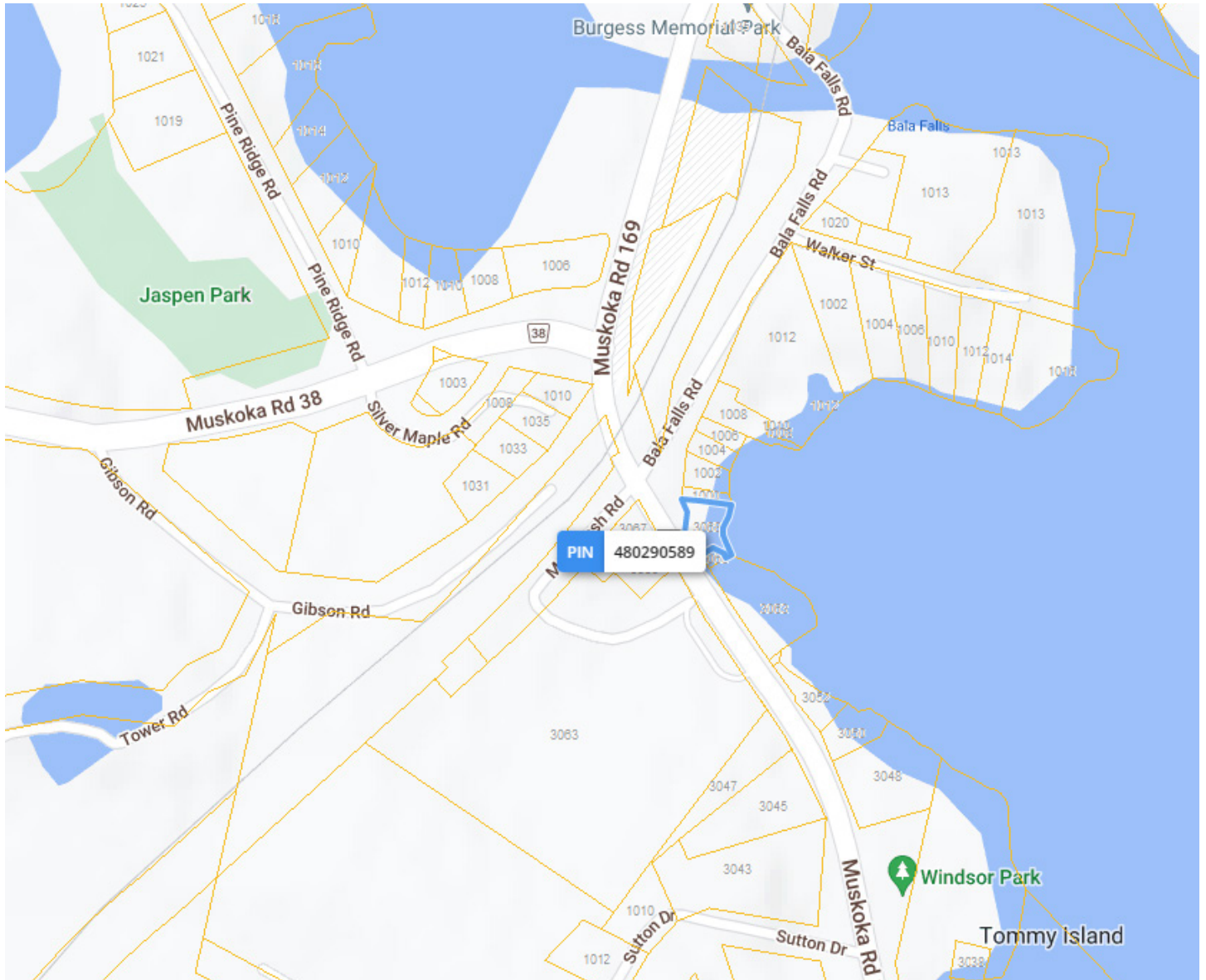


RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002).

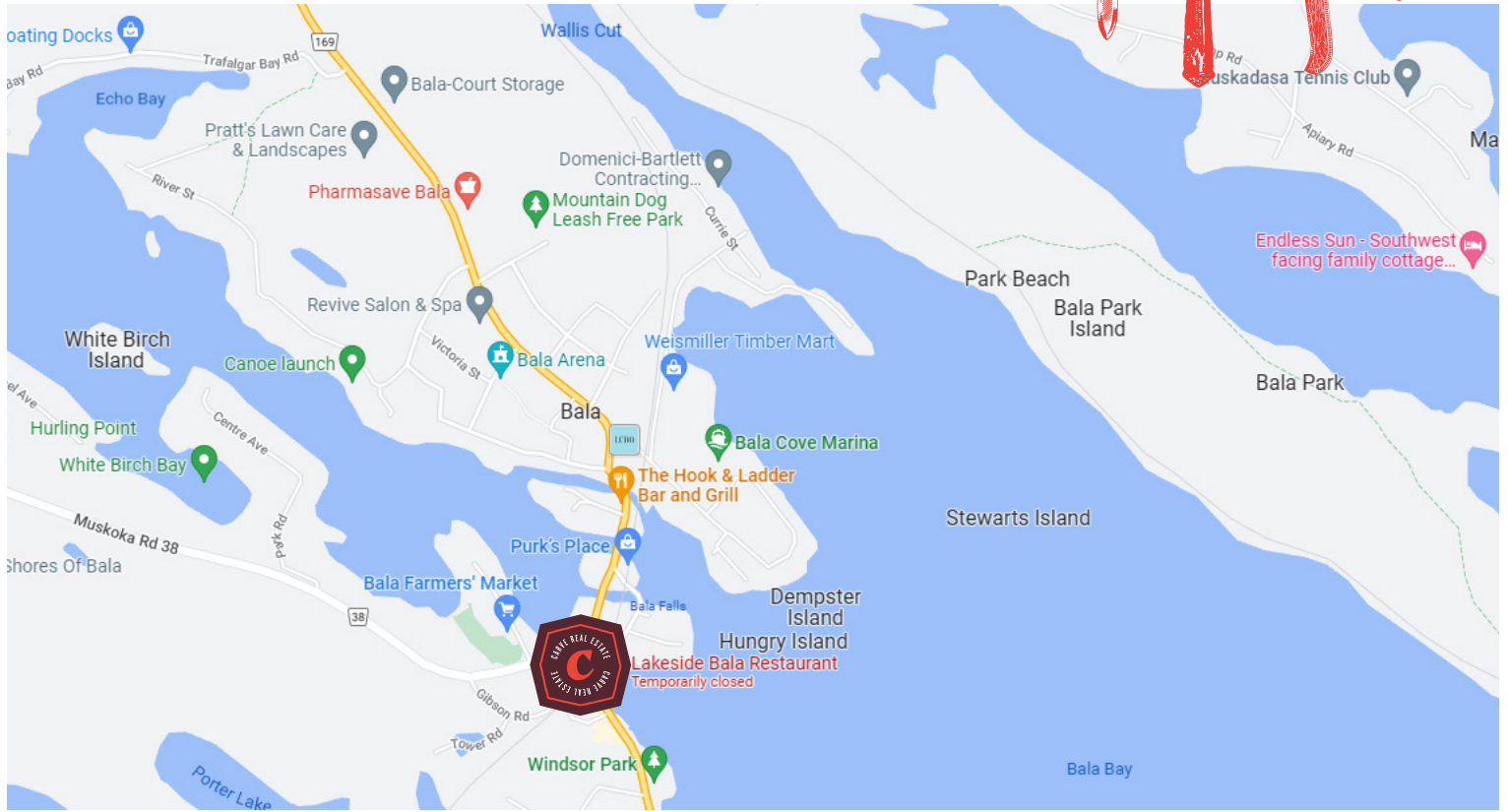
carve REAL ESTATE



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5
This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

Lakeside is only a 45-minute distance by vehicle from Orillia, Bracebridge, Parry Sound and Midland. The location is on the same shore as the famous “The KEE to Bala” a historic concert hall. On concert nights Lakeside Bala can be extremely busy with reservations and walk-in traffic.

The town also supports the Cranberry Festival and Oktoberfest in October. The Cranberry Festival can bring over 30,000 participants into the town over the three-day period which always follows the Canadian Thanksgiving weekend.

Lakeside Bala has become the go to location for local events in town such as corporate Christmas or seasonal parties and club events such as the Curling Club. We have also hosted many small weddings and dress rehearsal parties of 40 to 50 people in the boathouse dining room.

Property Details: While having a very long history this building has been completely renovated and has new systems and foundation throughout.

LOT SIZE

Frontage:

124.38 ft along Muskoka Rd 169

Depth:

Approximately 96.81 ft

Dimensions:

9.89 ft x 96.81 ft x 27.18 ft x 44.82 ft x 0.64 ft x 0.62 ft x 17.05 ft x 38.51 ft x 25.30 ft x 24.67 ft x 1.52 ft x 8.29 ft x 11.10 ft x 33.74 ft x 8.67 ft x 4.90 ft x 9.34 ft x 10.53 ft x 13.52 ft x 13.08 ft

Size:

7,093.41 ft² (0.163 ac)



RYAN EARL, Broker and Founder
416-618-0054
ryan@carverestate.com
carverestate.com

MANNA AU, Sales Representative
416-843-4318
manna@carverestate.com
carverestate.com

Royal LePage Signature Realty
Ind. Owned & Operated Brokerage
8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

This document is not meant to solicit existing listings. (12.2002).