



FOR SALE

392 MAIN ST S, CALLANDER

1886 LAKE HOUSE BISTRO

1886 Lake House Bistro is a locally inspired cottage offering casual dining and award-winning wines. This is a profitable business with established cash flow and very impressive sales for a hands-on operator with a great reputation in the area for quality food and atmosphere.

Ample parking, 2+1 washrooms, a 10 ft commercial hood in a chef's kitchen, 2 walk-in fridge. Liquor license available is for 47 seats inside and 32 seats outside.

Amazing gross sales and rent of \$4,750 per month + TMI. Excellent potential for expanding. Don't wait to become your own boss and own a beautiful property close to the beach, pier, marina, parks, on the main street with great visibility.

\$425,000

\$4,750 Net Rent

1,800 Sq Ft

Licensed Restaurant with Patio

READY FOR SECONDS?

Call me to discuss this listing today.



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

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



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OTHER LOCATIONS:



RIV CHIP STAND

- Quick Service Restaurant (QSR)
- 1,300 Sq Ft
- Business with Property
- Seating for 22 + 60 on Patio



DI SALVO'S BELLA CUCINA

- Restaurant with Property
- 3,500 Sq Ft
- Business & Building
- Licensed for 149 + 80 Patio



GOOD GLAZE DOUGHNUTS

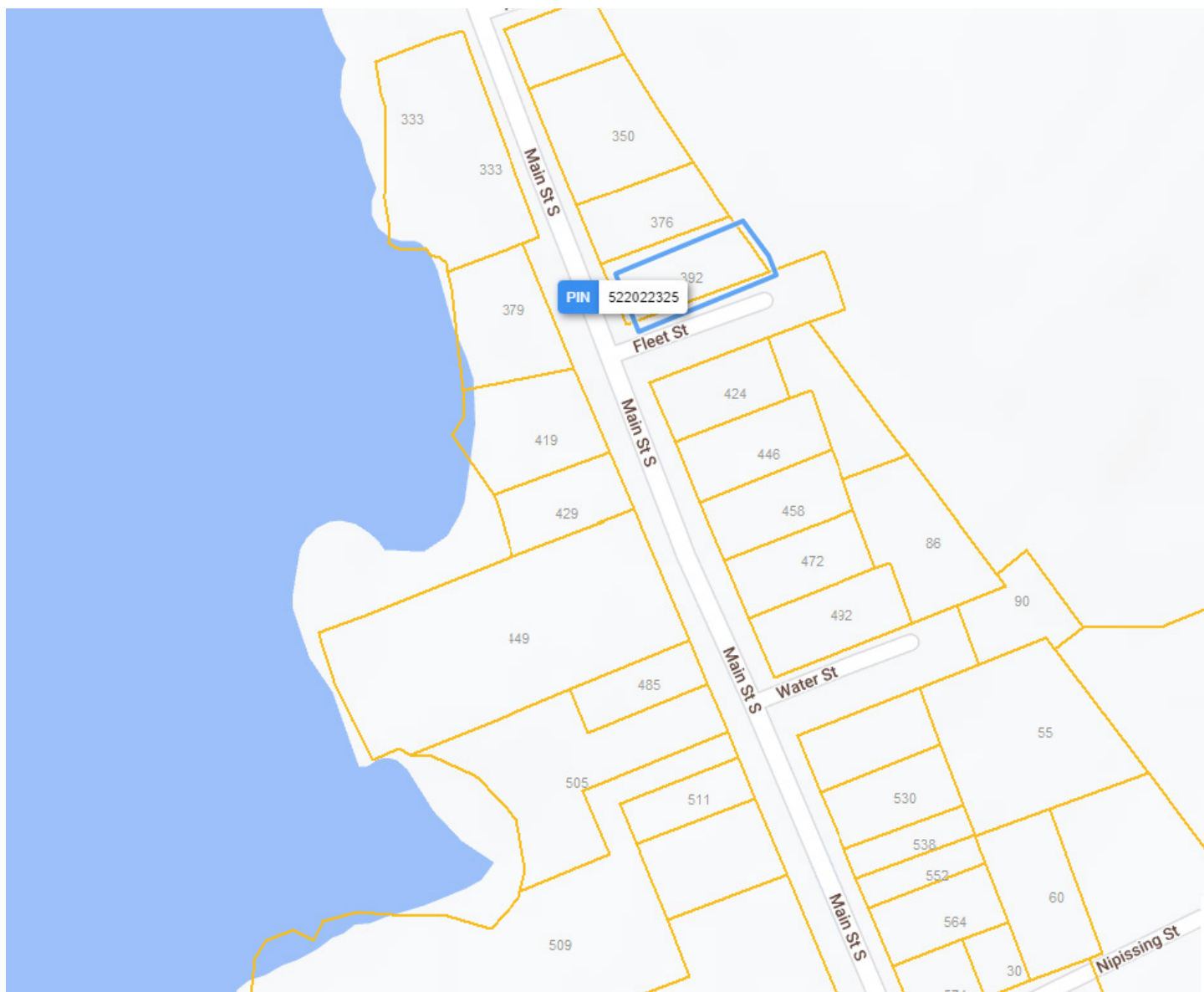
- Quick Service Restaurant QSR
- 3,000 Sq Ft
- \$2,832 Gross Rent
- Seating for 40



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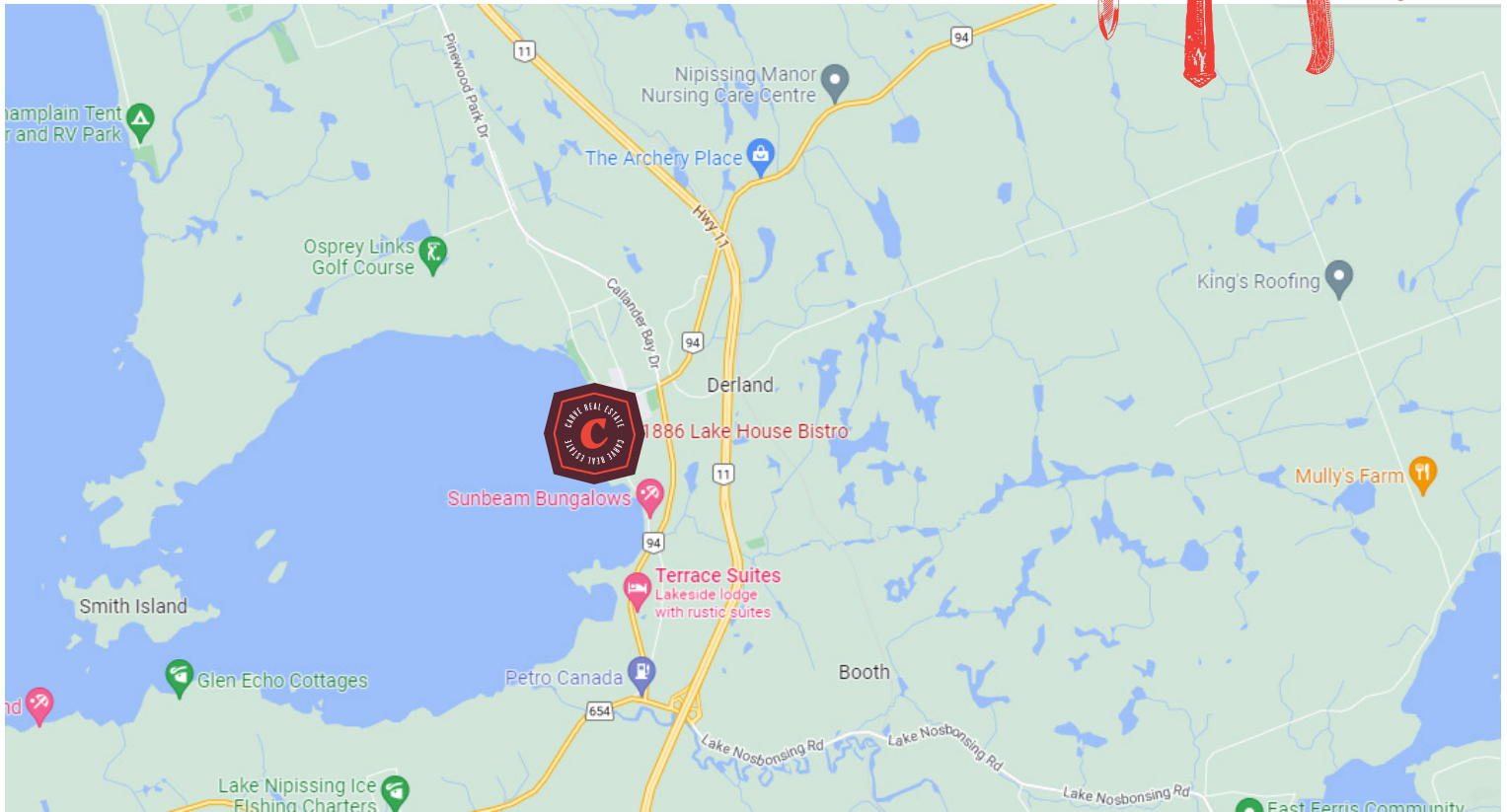
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BUILDING DETAILS

The restaurant is in outstanding condition and has seen constant renovations including the kitchen, the dining area, prep areas, and the outdoor patio. It is a lovely space.

This property faces west and gets lovely sunsets for the patio and the restaurant. It has been kept in excellent condition and is full of modern leaseholds and equipment.

Property Details: This property is situated on Main Street in Callander that runs along the east shoreline of Callander Bay on Lake Nipissing. This is a very nice street with beautiful homes many of which have been completely renovated or rebuilt.

There is a large garden area to the rear with lots of vegetables and herbs that are grown for the restaurant, including a full green house.

LOT SIZE

Frontage:

65.68 ft along Main St S

Depth:

Approximately 156.22 ft

Dimensions:

46.43 ft x 144.76 ft x 65.86 ft
x 156.22 ft x 21.08 ft

Size:

10,042.72 ft² (0.231 ac)



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