



FOR SALE

123 WATER ST W, BROCKVILLE

\$1,699,000

THE MILL RESTAURANT

The Mill Restaurant in Downtown Brockville is now available — a striking, three-level restaurant housed in a fully rebuilt heritage century building near the waterfront. Boasting 11,000 sq ft of beautifully designed space with scenic views of the St. Lawrence River, this is a standout opportunity in one of Ontario's most historic and picturesque downtowns.

The restaurant holds a liquor license for 300 and features a full commercial kitchen with a large 11-ft commercial hood, four walk-in coolers (three fridge, one freezer), and 400-amp power service. With excellent sales and a strong local reputation, the business is turnkey and ready for a new operator. All equipment and leaseholds are in excellent condition, offering a seamless transition for the next owner.

This is a well-established operation with real scale and flexibility. Ownership is open to providing training, or the space is well-suited for rebranding into a different concept, cuisine, or franchise. A rare chance to acquire a destination restaurant in a high-traffic, high-visibility location. Please do not go direct or speak to staff.

Restaurant with Property

3 Level Hospitality Business

Restaurant & Venue

READY FOR SECONDS?

Call me to discuss this listing today.



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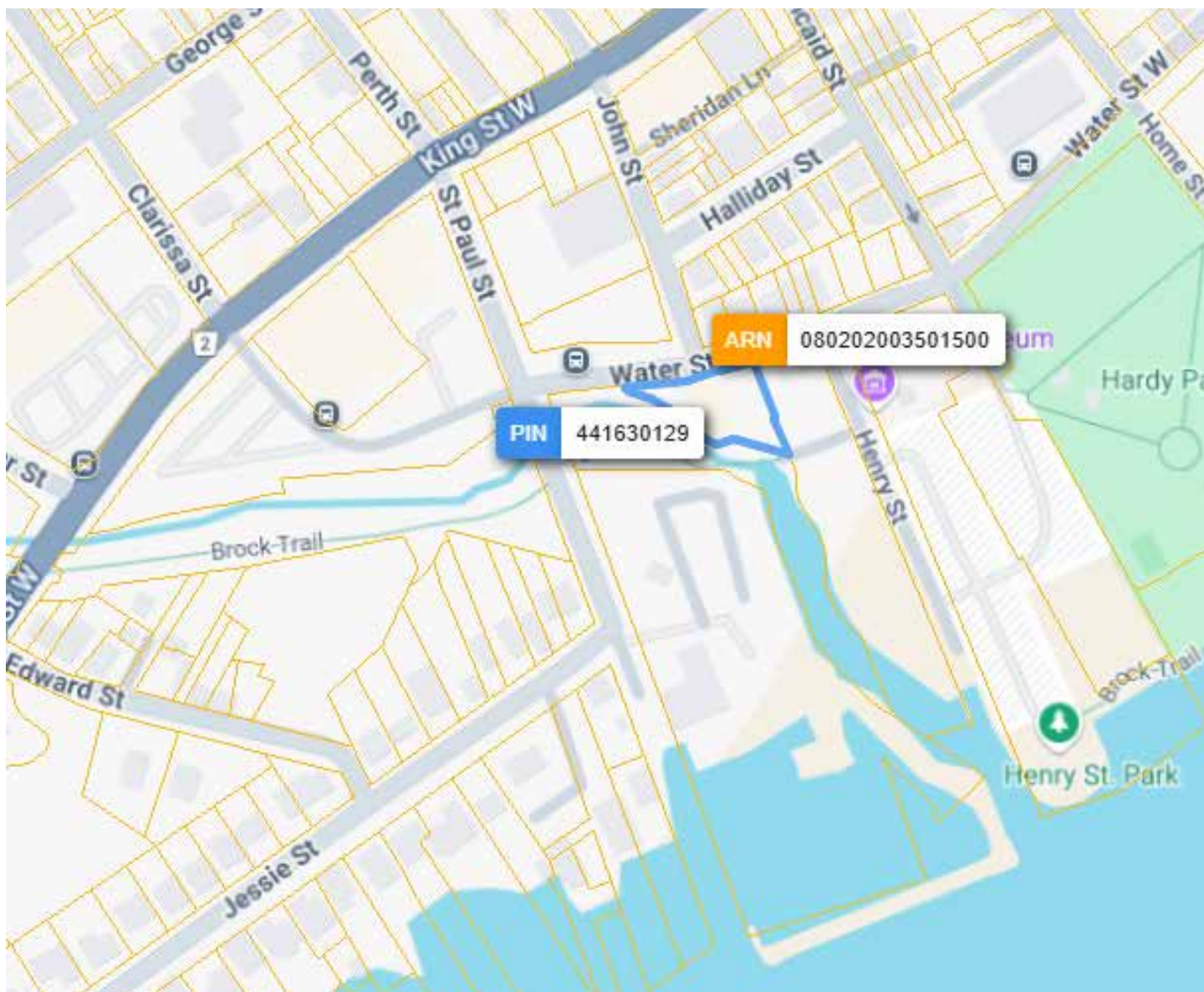
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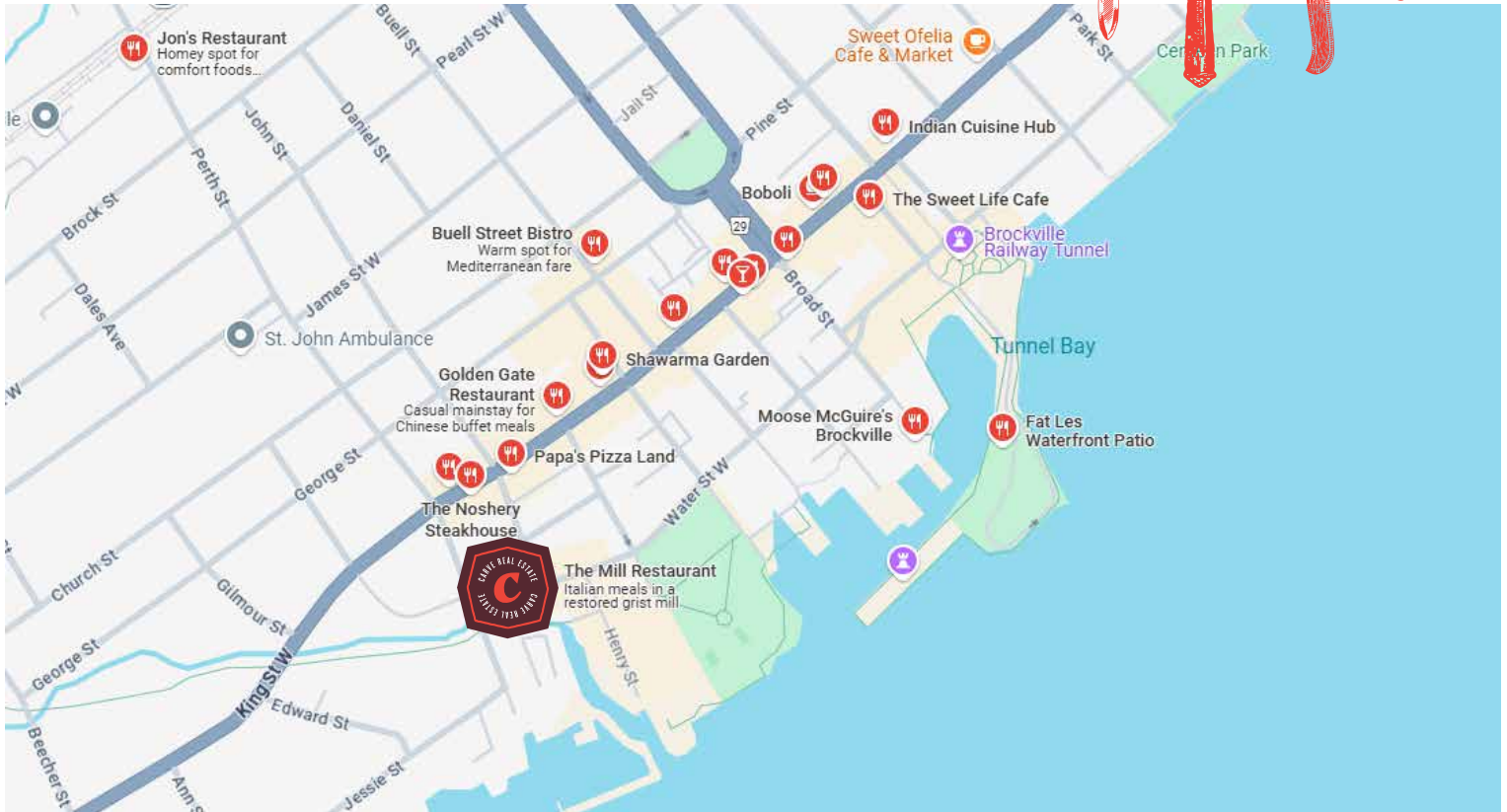
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BUILDING DETAILS

This heritage century building in downtown Brockville was completely renovated in 1980 with all new systems and has since seen continuous upgrades to maintain its stunning character and functionality. The main and upper floors, featuring a cathedral ceiling, currently operate as The Mill Restaurant, offering an inviting and spacious dining experience.

Property Details: The lower level, once a very popular pub, enjoys strong demand to return. Although partially below grade, it has a walkout to the north at grade level and can be used for private functions, operated as a separate concept, or leased to another operator, adding excellent flexibility and revenue potential.

Situated in the heart of Brockville's downtown core within the scenic 1,000 Islands region, the building offers gorgeous views of the St. Lawrence River. This prime waterfront location, combined with ample parking and high foot traffic, makes it a truly exceptional hospitality landmark.

LOT SIZE

Frontage:

187.49 ft along Water St W

Depth:

Approximately 144.83 ft

Dimensions:

48.09 ft x 3.57 ft x 50.19 ft x
85.52 ft x 6.42 ft x 35.51 ft x
65.98 ft x 7.90 ft x 45.86 ft x
26.14 ft x 80.28 ft x 55.63 ft x
4.24 ft x 84.96 ft

Size:

14,014.60 ft² (0.322 ac)



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OTHER LOCATIONS:



BELONG SHARBOT LAKE

- Gorgeous licensed restaurant
- 2,400 Sq Ft
- Business with Property
- Licensed for 56 + 40 patio



1886 LAKE HOUSE BISTRO

- Casual dining and award-winning wines
- 1,800 Sq Ft
- \$4,750 Net Rent
- Licensed for 40 + 32 Patio



BAD DOG

- Very popular Bad Dog in Sarnia
- 2,200 Sq Ft
- New Lease
- Licensed for 100 + 50 Patio



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