

**FOR SALE**

**1004 MEDICAL CENTER RD, SHARBOT LAKE**

**\$849,000**

## **BELONG SHARBOT LAKE**

Belong Sharbot Lake is a simply gorgeous licensed restaurant by esteemed chef Brad Long. This is a business with property and this beautiful piece of land on Sharbot Lake is included along with this growing business.

Previously a restaurant this property was completely refurbished with new electrical, systems, leaseholds, and chattels and it shows from the redesigned front of house to the back kitchen, prep area, and side bakery/cafe/QSR business with a separate entrance.

Licensed for 56 + 40 on the completely renovated patio that faces west with lovely views across Sharbot Lake. This is a major tourist destination all year long. Impressive increasing sales and run hands on by the famous chef himself.

**Business with Property**

**2,400 Sq Ft**

**Licensed Restaurant**

**READY FOR SECONDS?**

Call me to discuss this listing today.

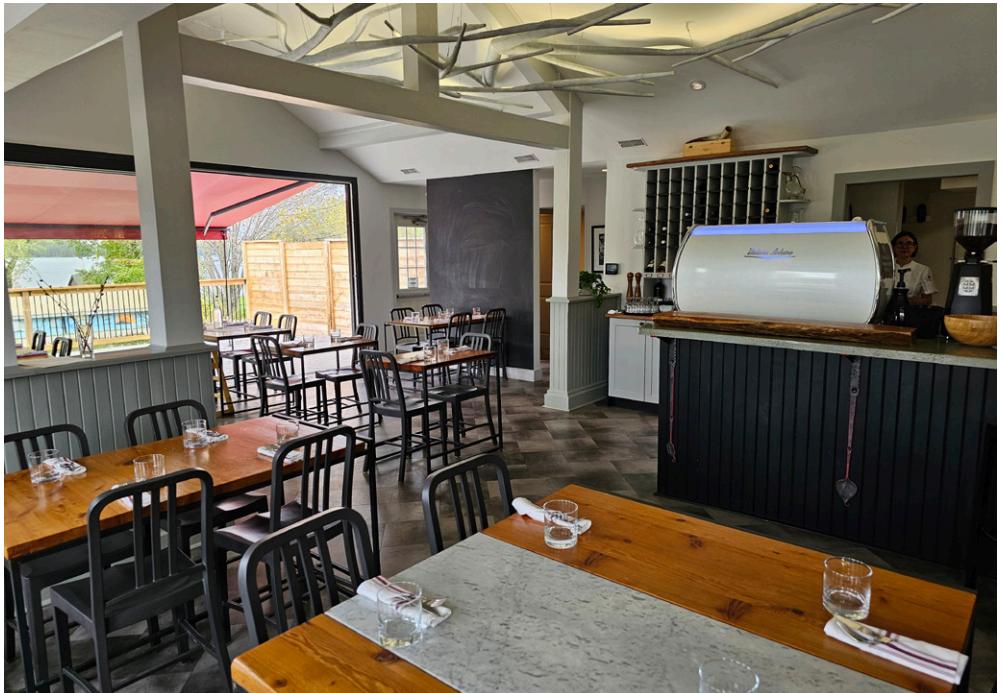


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## OTHER LOCATIONS:



### THE MILL

- Restaurant & Venue
- 11,000 Sq Ft
- Restaurant with Property
- Licensed for 300



### DI SALVO'S BELLA CUCINA

- Restaurant with Property
- 3,500 Sq Ft
- Owned Property
- Licensed for 149 + 80 Patio



### HUMMINGBIRD PIZZA

- Licensed Restaurant
- 6,000 Sq Ft
- Business with Property
- Licensed for 98



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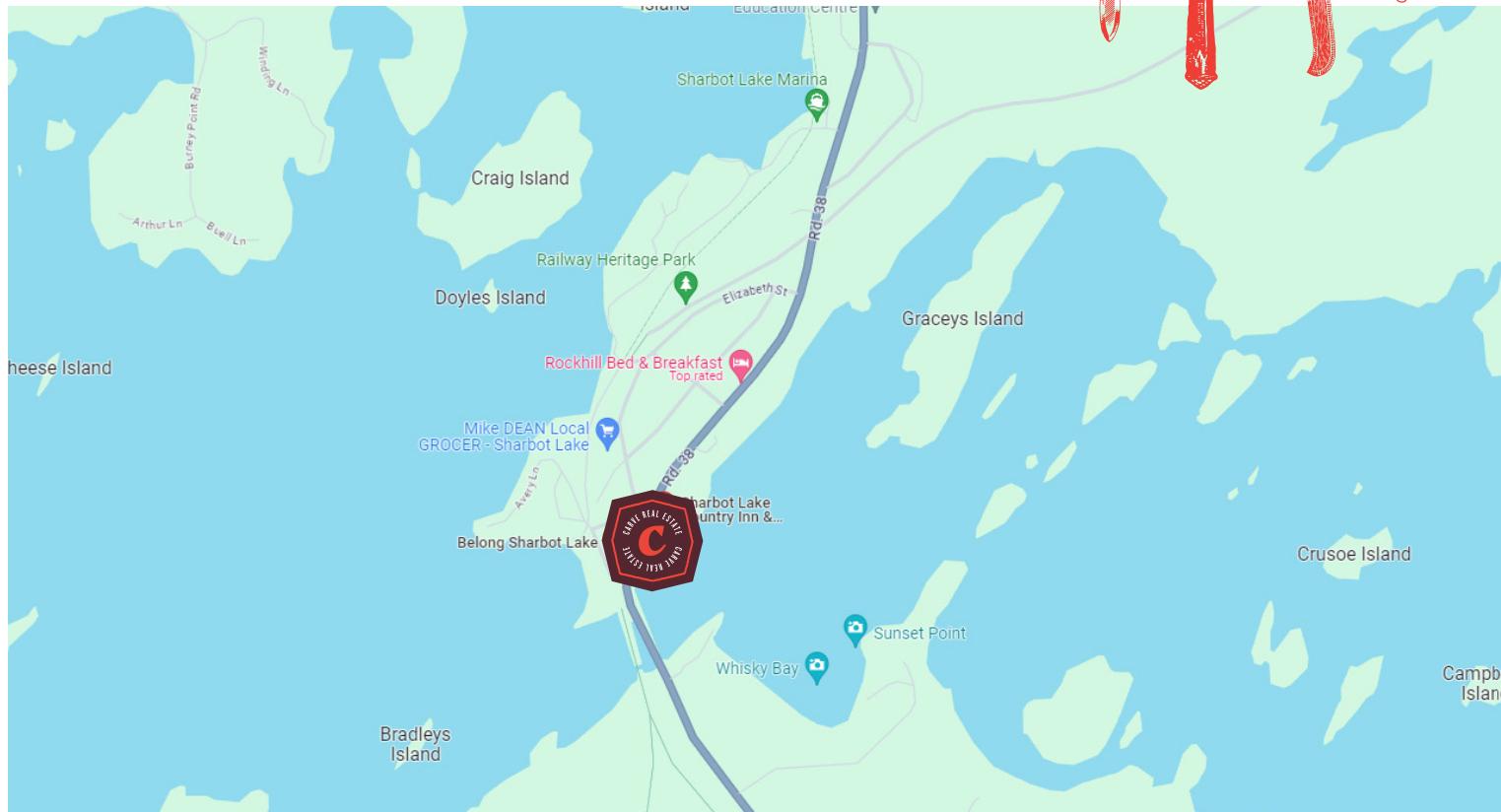
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## BUILDING DETAILS

Sharbot Lake is one of the largest and busiest lakes in the area. It is located halfway between Kingston and Ottawa and pulls residents, vacationers, and travellers from both areas. Home to a Provincial Park, hundreds of cottages, lodges, rentals, and businesses.

This property is on Road 38 or Medical Centre Road as it's known in town that located in the center of the lake and the road divides the large lake into its two main sections, making it easily accessible to the entire lake. There is a park, beach, and playground across the street and fireworks go off on holidays in the summer from the nearby helicopter pad at the health centre.

**Property Details:** This commercial building has been completely renovated top to bottom and the results are impressive. Long list of renovations to the building, leaseholds, and systems that make it practically a new structure. More information available upon request and disclosure.

### LOT SIZE

#### Frontage:

187.43 ft along Medical Centre Rd

#### Depth:

Approximately 139.44 ft

#### Dimensions:

183.62 ft x 61.27 ft x 24.10 ft x  
129.49 ft x 187.35 ft x 63.17 ft x  
100.58 ft x 11.09 ft

#### Size:

26,339.26 ft<sup>2</sup> (0.605 ac)



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