



FOR SALE

72 JAMES ST, PARRY SOUND

\$2,949,000

Owned Property

26,242 Sq Ft

Restaurant & Motel with Property

CRAIC CLOVER & KNIGHTS INN

LICENSED RESTAURANT & MOTEL

Located in the heart of downtown Parry Sound, this exceptional hospitality opportunity includes both the landmark Craic Clover restaurant and the Knights Inn motel on a highly visible corner property on James Street. Available with training for a seamless transition or for rebranding into a different concept, this is a rare chance to acquire a prominent mixed-use hospitality property in one of Ontario's premier cottage country destinations.

The Craic Clover features a spacious restaurant, full patio, and an expansive upstairs event and party area, with a total liquor licence for 544 guests inside and 50 on the patio. The adjoining Knights Inn offers 18 motel rooms, with approximately half of the accommodations already renovated, providing multiple revenue streams from food service, events, and lodging. The restaurant is equipped with an 11-ft commercial hood, walk-in fridge, and quality leaseholds and equipment throughout.

Comprising approximately 26,424 sq. ft. between the restaurant and motel, this outstanding corner property offers excellent signage, parking for over 20 vehicles plus municipal street parking directly in front, and exceptional visibility in downtown Parry Sound. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

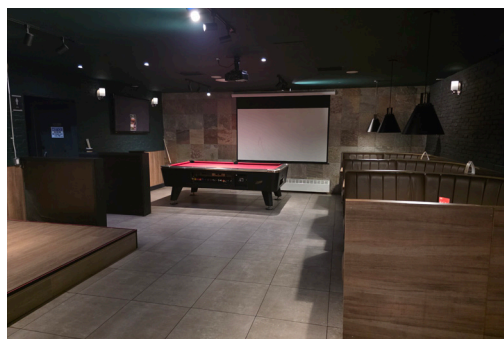
Call me to discuss this listing today.



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OTHER LOCATIONS:



DI SALVO'S BELLA CUCINA

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



PHIL'S FAMILY RESTAURANT

- Licensed Restaurant & Building
- 1,600 + 4,400 Sq Ft
- 6 Tenanted Apartments
- Licensed for 70



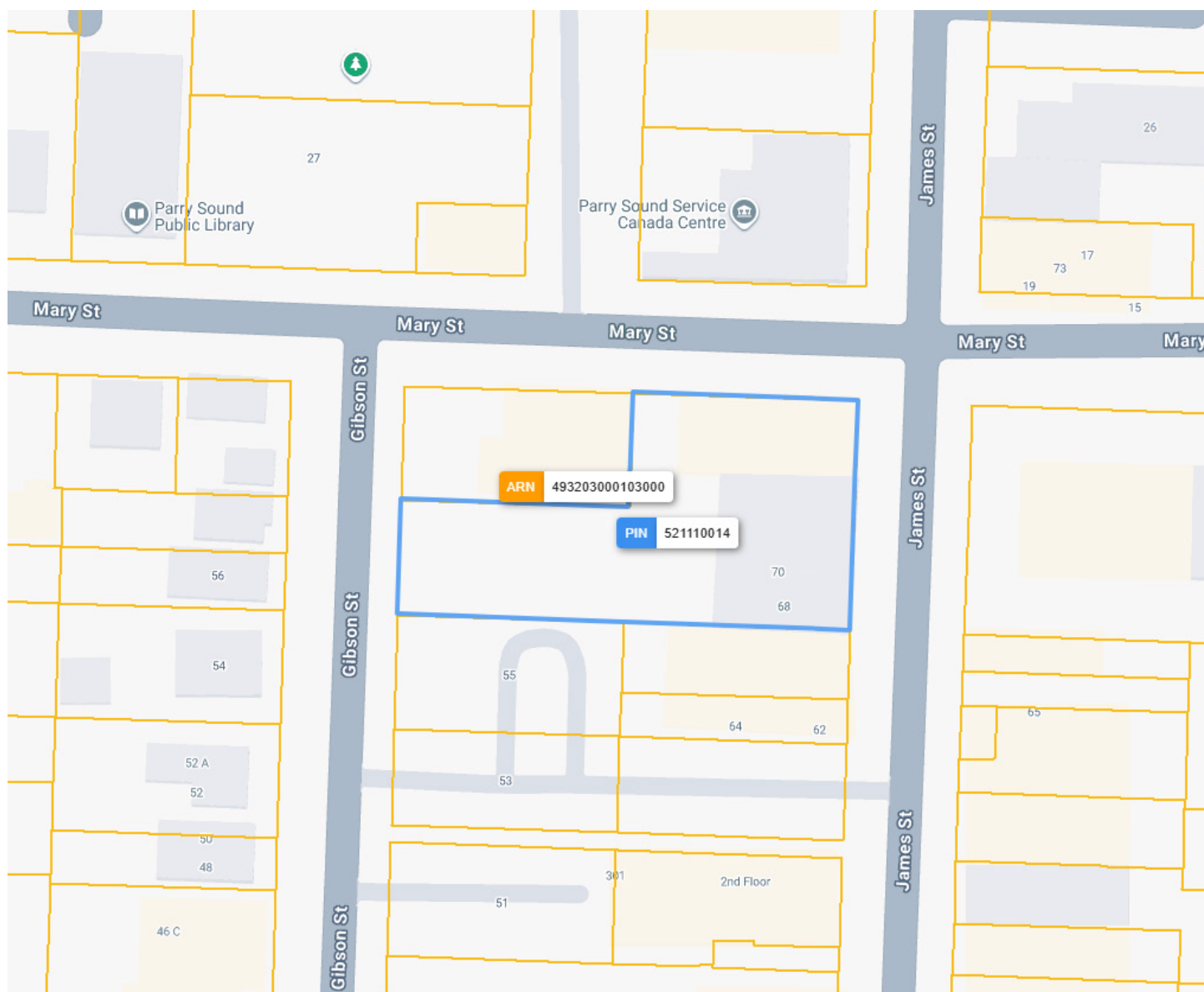
LAKESIDE BALA

- Licensed Restaurant with Patio
- 4,248 Sq Ft
- \$10,100 Gross Rent
- Licensed for 94 + 30 on Patio



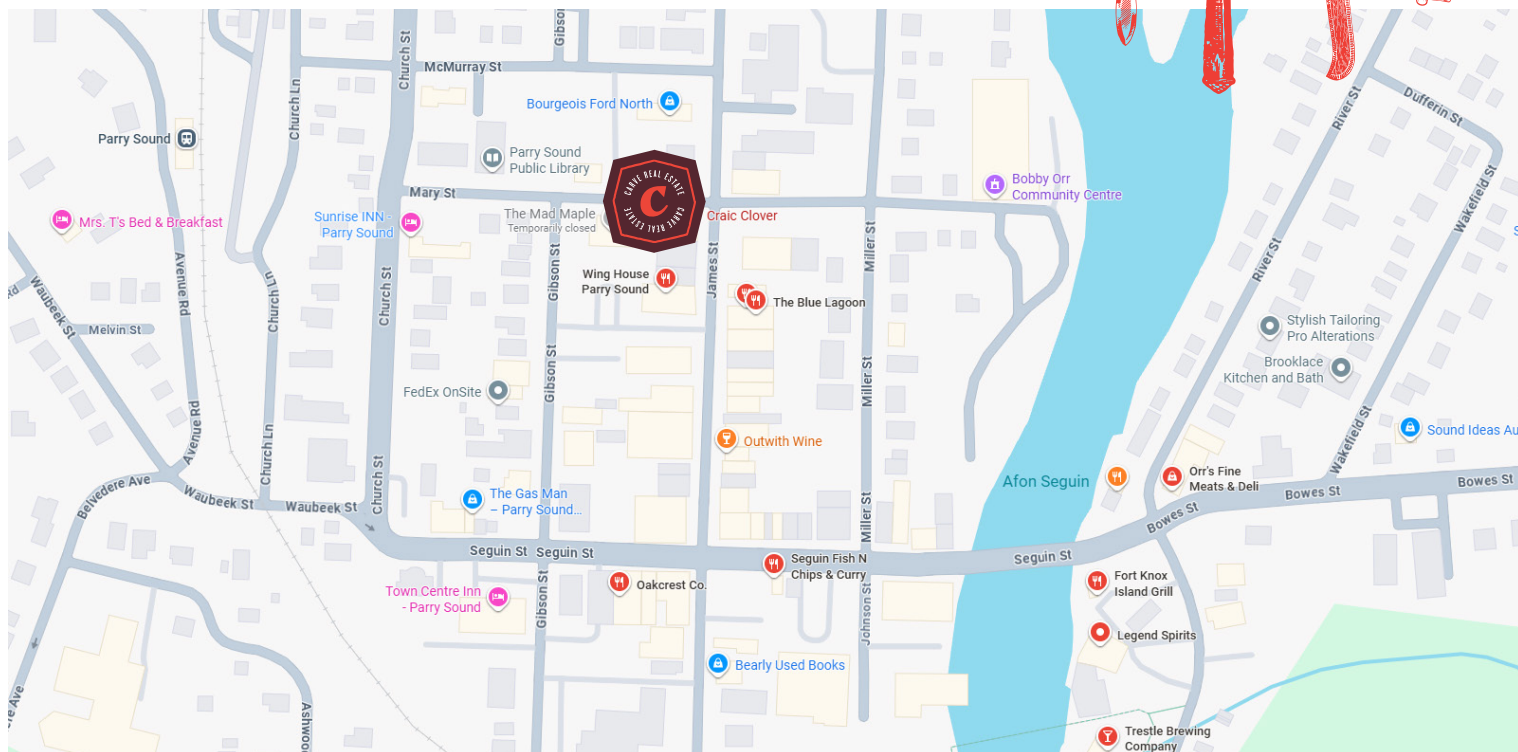
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BUILDING DETAILS

This landmark property occupies a prime corner in the centre of Parry Sound, serving both the year-round local community and the steady flow of tourists exploring Georgian Bay and Ontario's cottage country. Excellent frontage on James Street, prominent signage, and abundant on-site and municipal parking create exceptional visibility and convenience for guests arriving by car or on foot.

The combination of a large licensed restaurant, dedicated event space, and an 18-room motel provides multiple complementary revenue streams from dining, accommodations, private functions, weddings, corporate events, and seasonal tourism. The existing layout and infrastructure offer tremendous flexibility for operators looking to continue the current business or transform the property into a boutique hospitality destination with a fresh concept.

Opportunities of this scale are rarely available in downtown Parry Sound. With a proven location, substantial seating capacity, quality commercial kitchen infrastructure, and significant upside through continued motel renovations or repositioning, this is an outstanding investment in one of Ontario's most desirable waterfront communities.

LOT SIZE

Frontage:
132.32 ft

Depth:
121.1 ft approx

Dimensions:
130.93 ft x 66.30 ft x 132.87 ft x
66.41 ft x 263.56 ft x 133.17 ft

Perimeter:
790.68 ft

Size:
26,242.39 ft² (0.602 ac)

Lot Measurement Accuracy:
LOW



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