



FOR SALE

34777 BAYFIELD RIVER RD, BAYFIELD

BAYFIELD TANDOORI BISTRO

Licensed restaurant with a spectacular patio just steps from the shores of Lake Huron in beautiful Bayfield. Currently operating as Bayfield Tandoor Bistro, this turnkey opportunity is available for rebranding into a different restaurant concept, cuisine, or franchise in one of Ontario's premier waterfront tourism destinations.

The 1,651 Sq Ft restaurant is licensed for 107 guests inside plus an impressive 118-seat illuminated patio. The space features a full commercial kitchen with a 9-ft hood, renovated washrooms, and a stage for live music and entertainment, making it ideal for a wide range of hospitality concepts.

A brand new lease will be created at just \$3,500 Gross Rent with a 5 + 5 year term. The property also benefits from a large parking lot with approximately 50 spaces and is attached to a popular, well-rated motel, providing a steady stream of guests and visitors. Please do not go direct or speak to staff or ownership.

\$119,000

\$3,500 Gross Rent

1,651 Sq Ft

Licensed Restaurant

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



RENEGADES DINER

- Licensed Restaurant
- 6,500 Sq Ft
- \$6,194 Gross Rent
- Licensed for 183



TWISTED ARM BAR & GRILL

- Licensed Restaurant
- 3,400 Sq Ft
- \$10,707 Gross Rent
- Licensed for 165



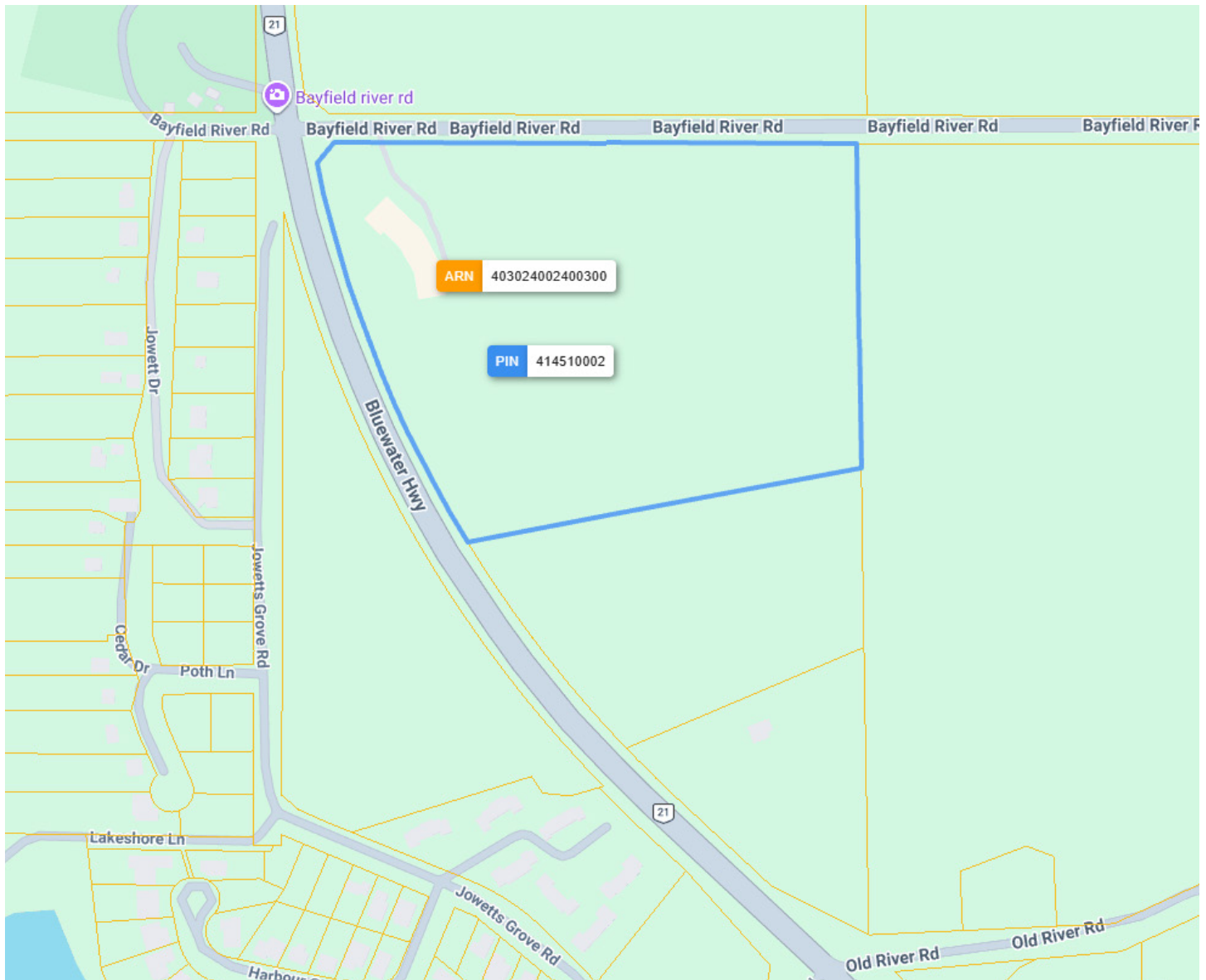
SCOGGIE'S GRILLHOUSE & BAR

- Licensed Restaurant with Property
- 5,800 Sq Ft
- \$6,000 Gross Rent
- Licensed for 103



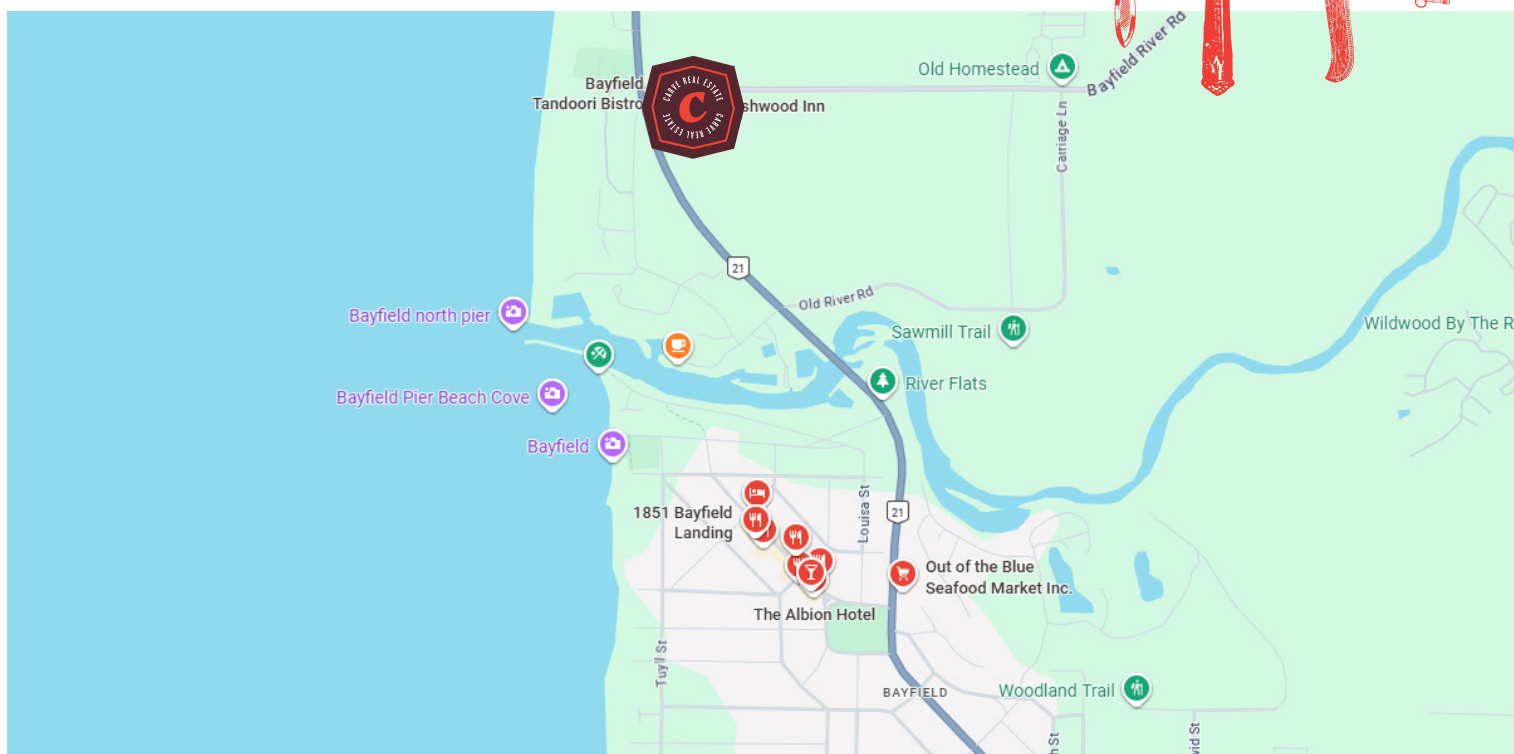
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BUILDING DETAILS

Bayfield is one of Ontario's most sought-after waterfront communities, attracting visitors throughout the year with its sandy beaches, marina, boutique shopping, festivals, and vibrant dining scene. The combination of strong local support and seasonal tourism creates an outstanding environment for restaurant operators.

The highly visible property offers excellent exposure, convenient access, and ample parking for approximately 50 vehicles. Connected to a popular and well-rated motel, the restaurant benefits from built-in guest traffic while the expansive licensed patio provides an exceptional setting for outdoor dining, events, and live entertainment.

Whether you're introducing a new independent concept or expanding an existing brand, this is a rare opportunity to establish your business in one of Southwestern Ontario's most desirable hospitality markets with an attractive lease and exceptional growth potential.

LOT SIZE

Frontage:
1,225.25 ft

Depth:
Approximately 756.80 ft

Dimensions:
756.80 ft x 1,225.25 ft x 63.25 ft x
73.58 ft x 73.58 ft x 73.58 ft x 73.58 ft x
73.58 ft x 73.58 ft x 73.58 ft x 73.58 ft x
73.58 ft x 73.58 ft x 73.58 ft x 73.58 ft x
73.58 ft x 939.27 ft

Perimeter:
3,940.29 ft

Size:
973,401.00 ft² (22.346 ac)

Lot Measurement Accuracy:
LOW



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