



**FOR SALE**

**6 BAY ST, BAYSVILLE**

**\$99,000**

**\$2,035 Gross Rent**

**900 Sq Ft**

**Quick Service Restaurant**

## TACOS & GUAC BY THE LAKE

Tacos & Guac By The Lake is a very profitable and busy seasonal takeout restaurant located in the heart of downtown Baysville, one of Muskoka's most charming waterfront communities. Situated directly on Highway 117 as it passes through town, this local favourite enjoys outstanding visibility and a steady stream of residents, cottagers, tourists, and commuters throughout the season.

The easy-to-manage 900 Sq Ft layout features a convenient takeout counter, excellent signage, and a spectacular 48-seat patio overlooking beautiful Lake of Bays. Known for its loyal customer base and strong seasonal performance, this turnkey business includes training and recipes, making it an ideal opportunity for an owner-operator or family business.

Amazing lease rate of just \$2,035 Gross Rent during the operating season and only \$508 per month for the remainder of the year. The fully equipped kitchen features a 9-ft commercial hood, a large walk-in fridge, and everything needed to continue operating immediately. Please do not go direct or speak to staff.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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## OTHER LOCATIONS:



### FRESH KUTZ MARKET & GRILL

- Restaurant & Catering
- \$2,947 Gross Rent
- 1,780 Sq Ft
- Seating for 42



### LAKESIDE BALA

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



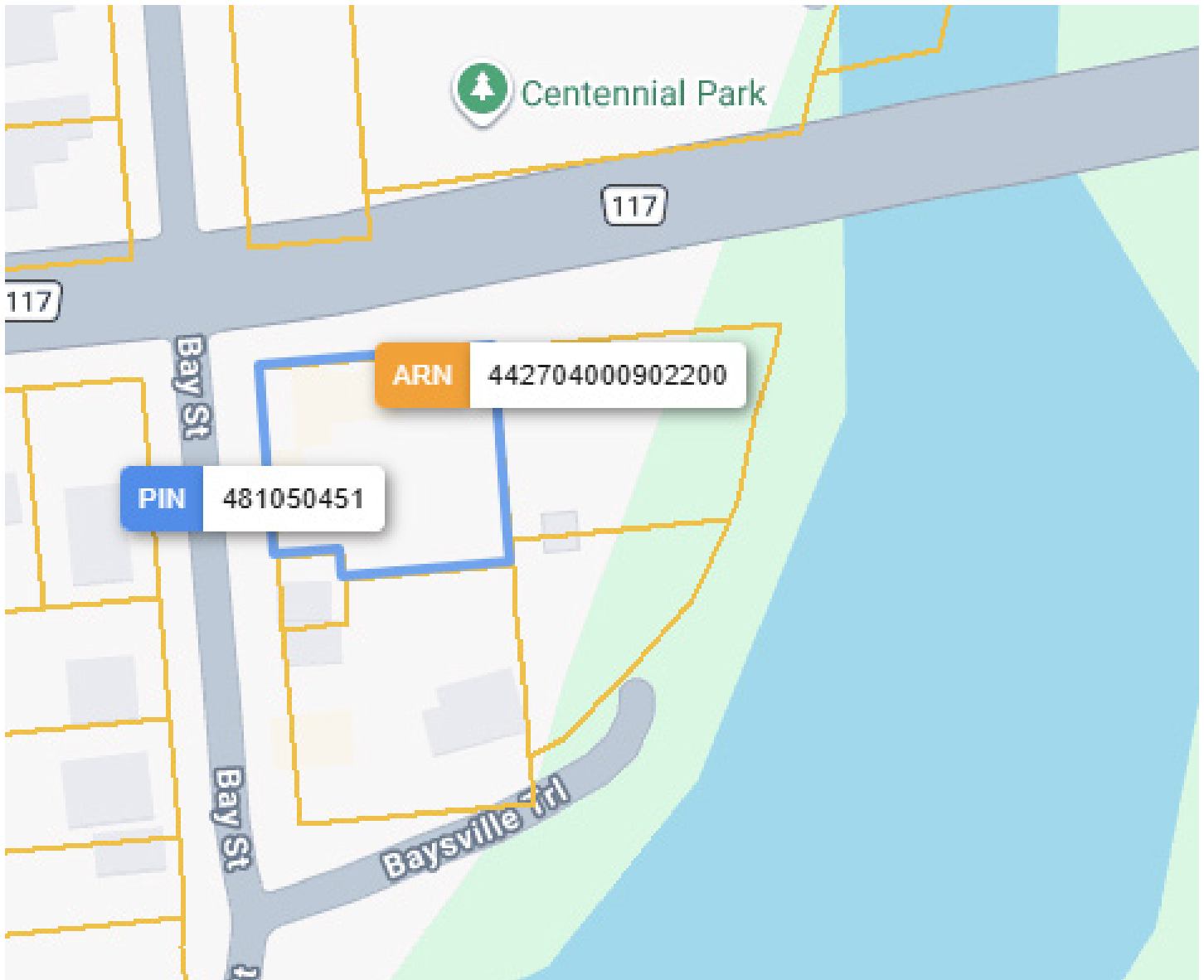
### 93 MAIN ST E

- Licensed Restaurant with Patio
- \$6,000 Gross Rent
- 2,000 Sq Ft
- Licensed for 30 + 100 Patio



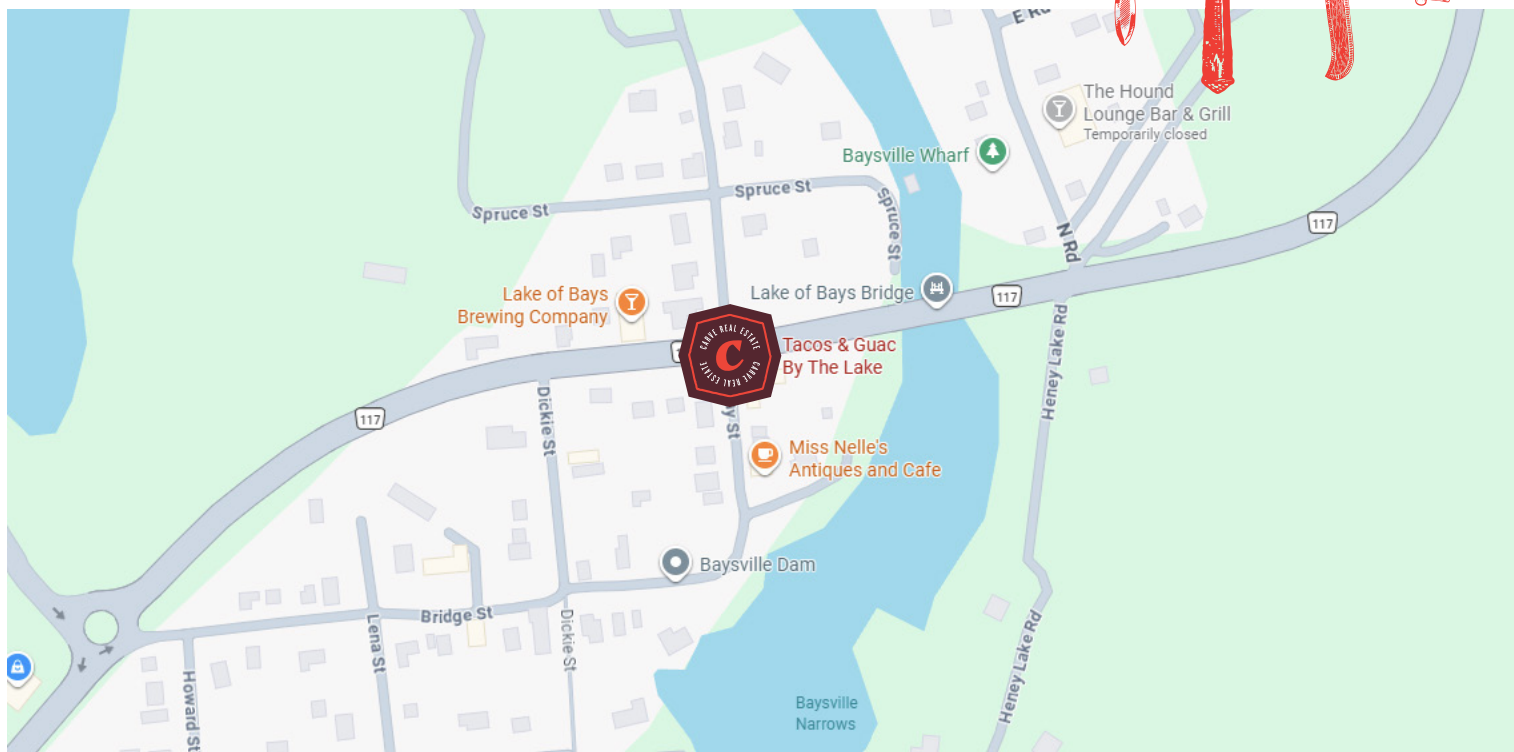
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## BUILDING DETAILS

Located in the heart of downtown Baysville, this business occupies one of the community's most visible locations directly on Highway 117. The constant flow of local residents, cottagers, boaters, and tourists creates exceptional exposure throughout the busy Muskoka season, while the beautiful waterfront setting encourages repeat visits and destination dining.

The restaurant is designed for efficient, high-volume takeout service with a practical layout, excellent signage, and a stunning 48-seat patio overlooking Lake of Bays. The compact footprint keeps operations simple and staffing requirements low, making it an ideal business for owner-operators or families looking for a profitable seasonal lifestyle business.

With an established reputation, proven profitability, and a fully equipped commercial kitchen, this is a rare opportunity to acquire one of Muskoka's best seasonal food businesses. The combination of waterfront views, highway exposure, remarkably low occupancy costs, and turnkey infrastructure provides an outstanding foundation for continued success. Please do not go direct or speak to staff.

### LOT SIZE

**Frontage:**  
103.78 ft

**Depth:**  
128.83 ft

**Dimensions:**  
105.59 ft x 128.83 ft x 103.78 ft  
x 35.92 ft x 15.99 ft x 92.86 ft x  
13.92 ft

**Perimeter:**  
495.41 ft

**Size:**  
14,832.65 ft<sup>2</sup> (0.341 ac)

**Lot Measurement Accuracy:**  
LOW



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