



**FOR SALE**

**121 ONTARIO ST, TORONTO**

**\$999,000**

**Owned Property**

**2,500 Sq Ft**

**Restaurant & Residential**

## HAKKA KHAZANA BAR & GRILL

Licensed restaurant property available in downtown Sarnia featuring a popular Tibetan restaurant combined with a long-standing local bar. Available with the commercial property and an attached residential home, this is an excellent opportunity to continue the existing business or rebrand into virtually any restaurant, pub, or bar concept.

The 2,500 sq ft restaurant building is licensed for 106 guests plus 69 on the patio and features a full commercial kitchen with a 10-ft hood, a large walk-in refrigerator, and parking for 30 vehicles. Strong food and alcohol sales make this a proven hospitality business with the added benefit of residential space on-site.

Own the business, commercial real estate, and attached home with no rent to pay while building long-term equity. A rare mixed-use opportunity in one of Sarnia's established hospitality locations. Please do not go direct or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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



### SCROGGIE'S GRILLHOUSE & BAR

- Licensed Restaurant with Property
- 5,800 Sq Ft
- Owned Property
- Licensed for 82 + 21 on Patio



### SOUTHSIDE GRILL

- Licensed Restaurant with Property
- 6,500 Sq Ft
- Owned Property
- Licensed for 210 + 40 on Patio



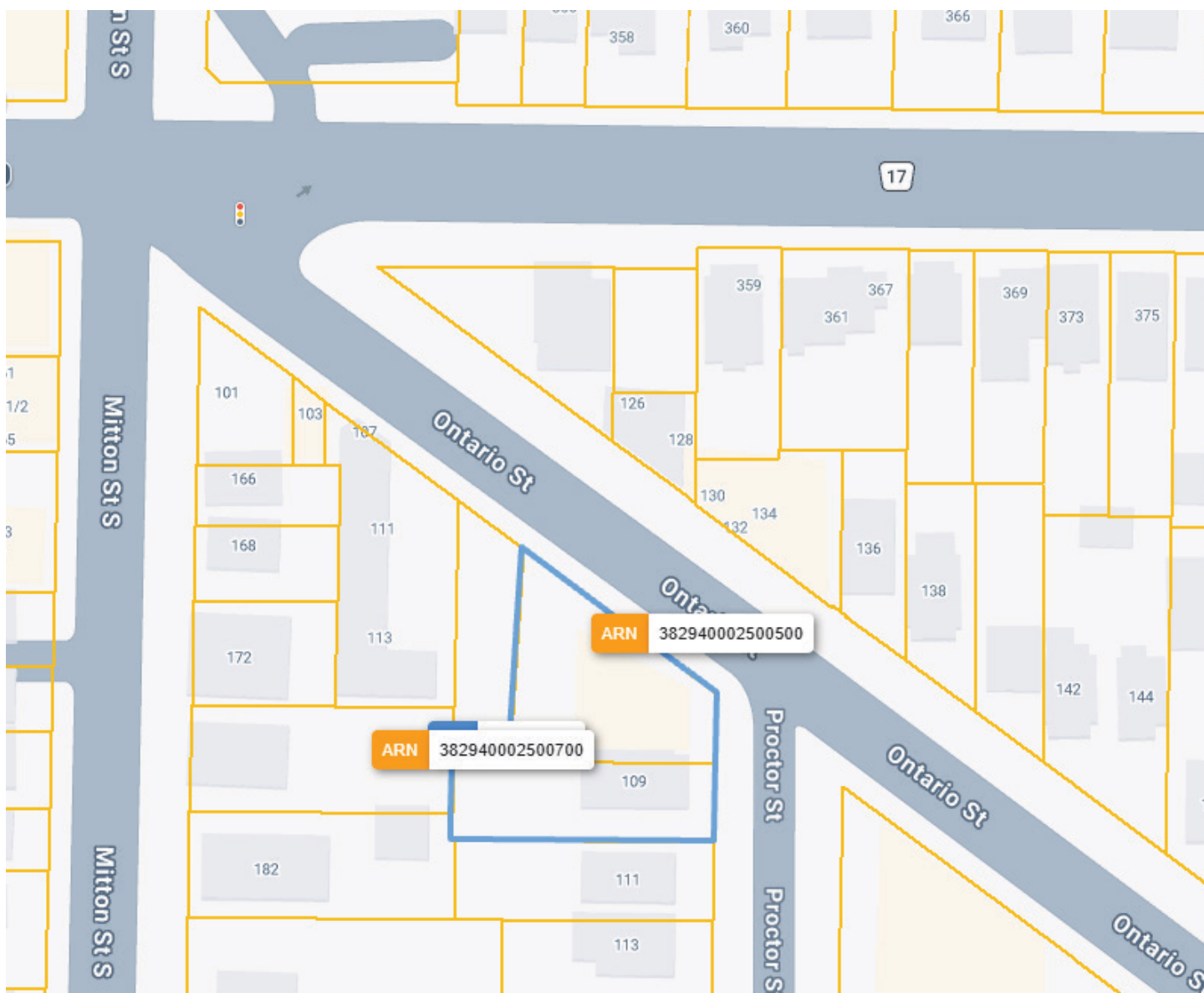
### EVEREST CONVENTION CENTRE

- Banquet Hall & Restaurant with Property
- 5,800 Sq Ft
- Owned Property
- Licensed for 450



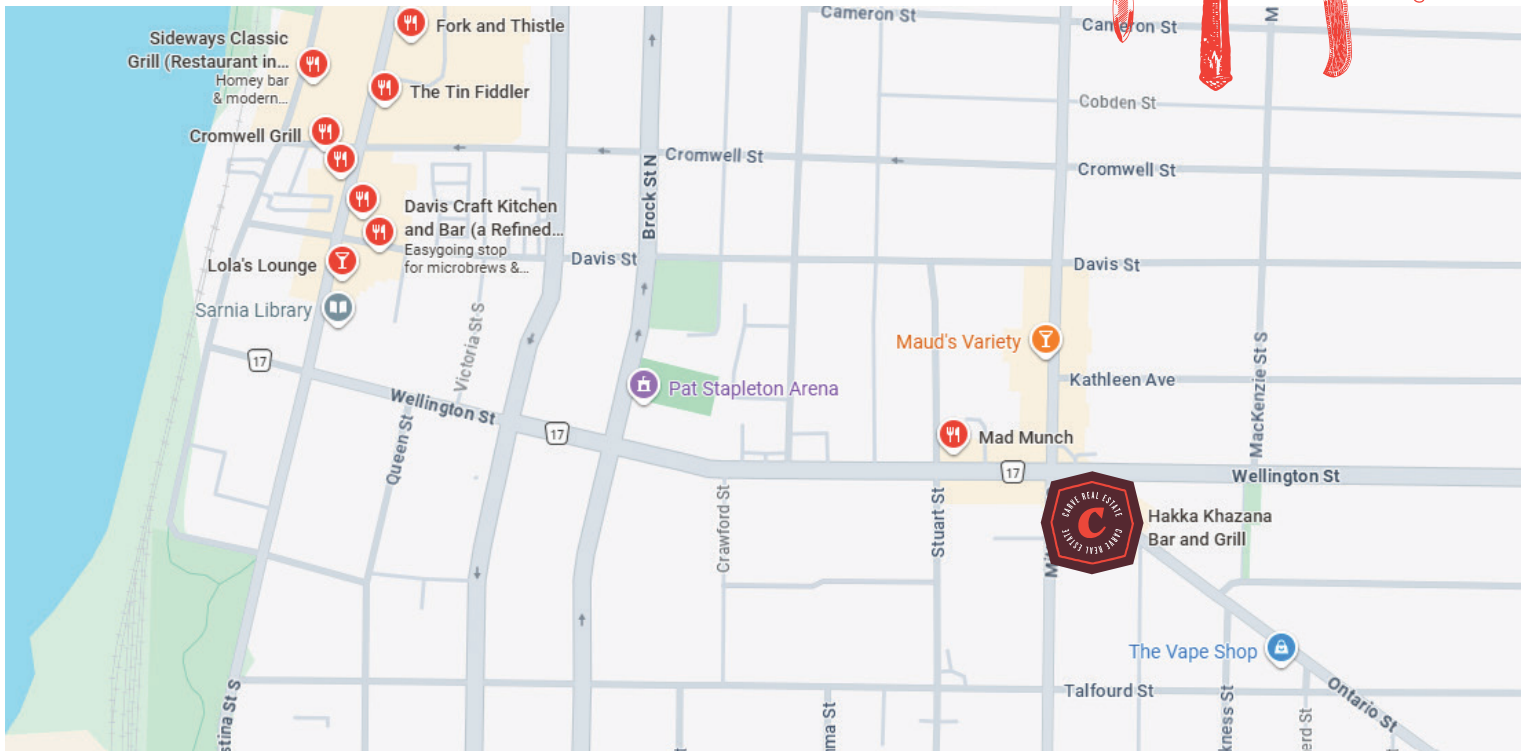
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## BUILDING DETAILS

Located in the heart of downtown Sarnia, this highly visible corner property benefits from excellent exposure, steady traffic, and a large patio that attracts customers throughout the warmer months. The flexible layout is ideal for a wide range of restaurant, bar, brewery, or entertainment concepts.

The combination of an established restaurant and neighbourhood bar creates multiple revenue streams while offering the flexibility to introduce a new brand or franchise. The licensed premises, commercial kitchen, and turnkey infrastructure allow a new owner to hit the ground running.

A rare chance to acquire a standalone hospitality property with no landlord, no lease, and unlimited long-term potential in a growing Southwestern Ontario market. Please do not go direct or speak to staff or ownership.

### LOT SIZE

#### Frontage:

115.68 ft

#### Depth:

70.42 ft

#### Dimensions:

37.45 ft x 125.30 ft x 70.42 ft x  
115.68 ft x 101.21 ft x 26.67 ft

#### Perimeter:

475.72 ft

#### Size:

11,226.75 ft<sup>2</sup> (0.258 ac)

#### Lot Measurement Accuracy:

LOW



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