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FOR SALE

3068 MUSKOKA DISTRICT RD 169, BALA

$199,000

$10,100 Gross Rent

4,248 Sq Ft

Licensed Restaurant with Patio

LAKESIDE BALA

Lakeside Bala is a beautiful waterfront restaurant located on Bala Bay, Lake Muskoka, in the heart of downtown Bala. Licensed for 124 guests, the restaurant features two indoor dining rooms and a large waterfront patio, all offering stunning lake views year-round. Situated on the town's main highway, guests arrive by car, boat, floatplane, and on foot.

This well-established restaurant is known for its popular steak and seafood menu and enjoys strong support from affluent Muskoka cottagers and visitors throughout the summer. Located just steps from The Kee to Bala, the restaurant benefits from busy concert nights, while the off-season brings corporate events, live music, weddings, and private functions.

The restaurant is equipped with a 15-ft commercial hood, premium equipment, one walk-in fridge, modern leaseholds, and reinforced heated concrete flooring. Licensed for 94 inside plus 30 on the spectacular northwest-facing patio. The building has been extensively renovated with modern improvements and includes updated equipment, reinforced heated concrete flooring, and an upstairs staff accommodation area. Zoned C3 and R1, with a new long-term lease available for the purchaser, this is a rare opportunity to own one of Lake Muskoka's premier waterfront restaurant 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:



SLICE OF MUSKOKA

- Bakery - Cafe - QSR
- 1,350 Sq Ft
- $2,800 Gross Rent
- Seating for 24 + 20 on Patio



FRESH KUTZ MARKET AND GRILL

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



93 MAIN ST E

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

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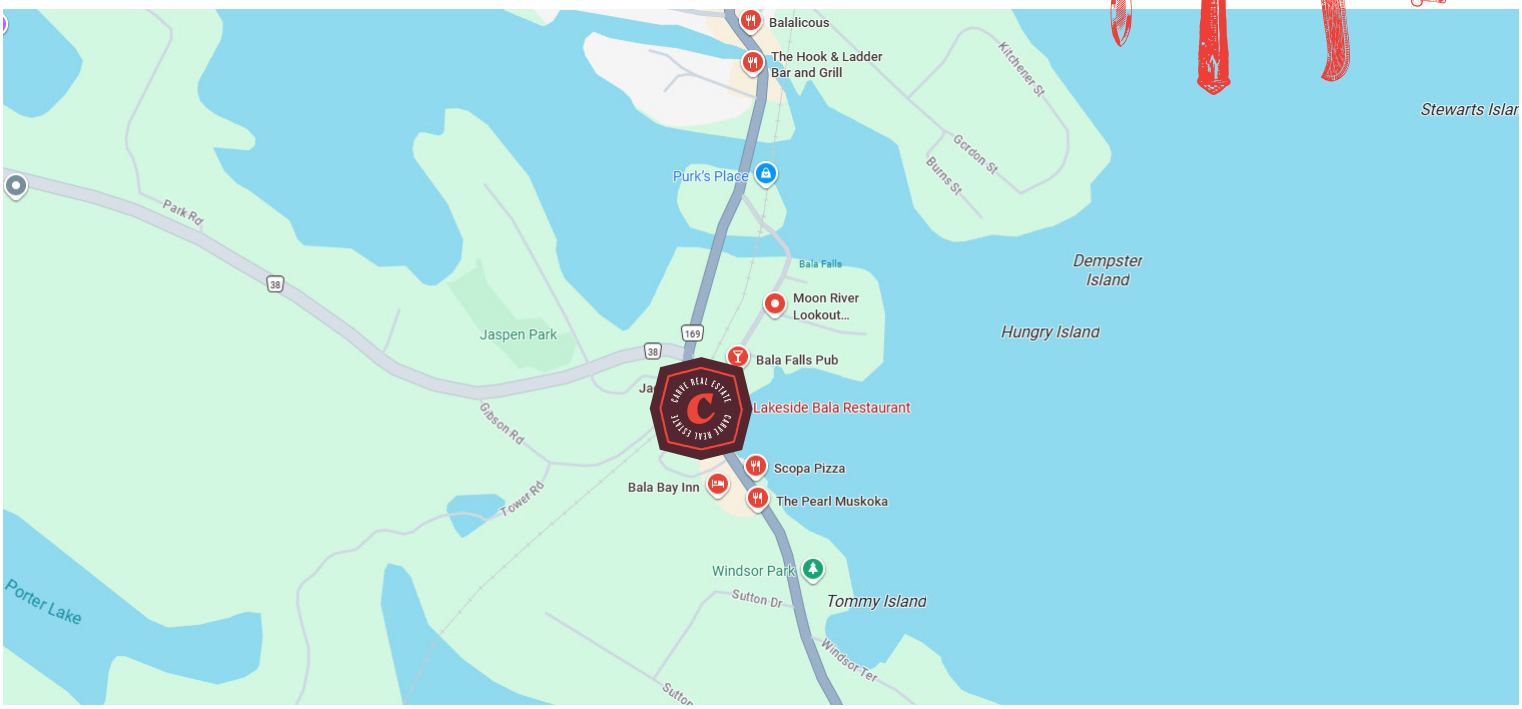

BUILDING DETAILS

Lakeside is only a 45-minute distance by vehicle from Orillia, Bracebridge, Parry Sound and Midland. The location is on the same shore as the famous “The KEE to Bala” a historic concert hall. On concert nights Lakeside Bala can be extremely busy with reservations and walk-in traffic.

The town also supports the Cranberry Festival and Oktoberfest in October. The Cranberry Festival can bring over 30,000 participants into the town over the threeday period which always follows the Canadian Thanksgiving weekend.

Lakeside Bala has become the go to location for local events in town such as corporate Christmas or seasonal parties and club events such as the Curling Club. We have also hosted many small weddings and dress rehearsal parties of 40 to 50 people in the boathouse dining room.

Property Details: While having a very long history this building has been completely renovated and has new systems and foundation throughout.

LOT SIZE

Frontage:
124.38 ft along Musoka District Rd

Depth:
96.81 ft approx

Dimensions:
9.89 ft x 96.81 ft x 27.18 ft x 44.82 ft x 0.64 ft x 0.62 ft x 17.05 ft x 38.51 ft x 25.30 ft x 24.67 ft x 1.52 ft x 8.29 ft x 11.10 ft x 33.74 ft x 8.67 ft x 4.90 ft x 9.34 ft x 10.53 ft x 13.52 ft x 13.08 ft

Perimeter:
396.98 ft

Size:
7,093.41 ft^2 (0.163 ac)

Lot Measurement Accuracy:
LOW

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