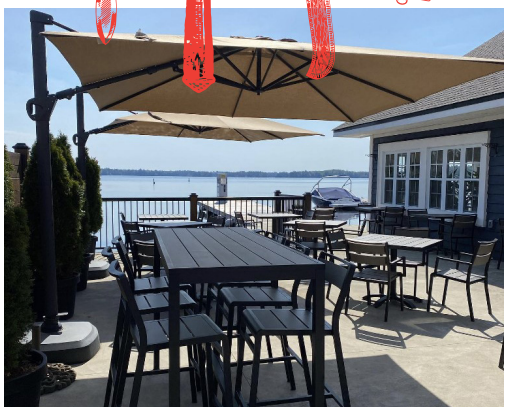
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FOR SALE

3068 MUSKOKA RD 169, BALA

$2,799,000

Owned Property

4,248 Sq Ft

Licensed Restaurant with Property

LAKESIDE BALA

Property and a very profitable business in downtown Bala Muskoka with 124 feet of lakefront and a patio right on the water! Boat parking? You bet. This is the premier restaurant on Lake Muskoka and brings in the best clientele with a very high average cover.

Just steps from the infamous Kee to Bala and residential unit upstairs. Incredible opportunity to own property on Lake Muskoka and purchase a very profitable business that is firmly established.

This building has been completely renovated including brand new leaseholds, equipment, and systems including reinforced concrete heated flooring and more. Big liquor license of 94 with 30 on the gorgeous northwest facing lakeside patio.

READY FOR SECONDS?

Call me to discuss this listing today.

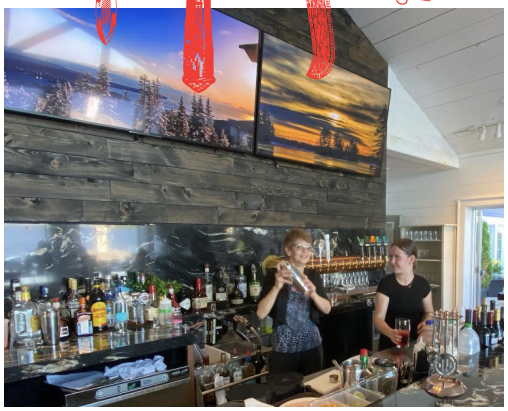
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OTHER BUSINESSES WITH PROPERTY:



PHIL'S FAMILY RESTAURANT

- The very popular and well-known
- 6,000 Sq Ft
- 6 Tenanted Apartments
- Licensed for 70



MOTO KAVE

- Motorcycle Shop
- 3,800 Sq Ft
- $5,200 Gross Rent
- Retail & Garage with Residential Condo



BISTRO 54

- Gorgeous restaurant with property
- 2,788 Sq Ft
- Owned Property
- Licensed for 55 + 32 Patio

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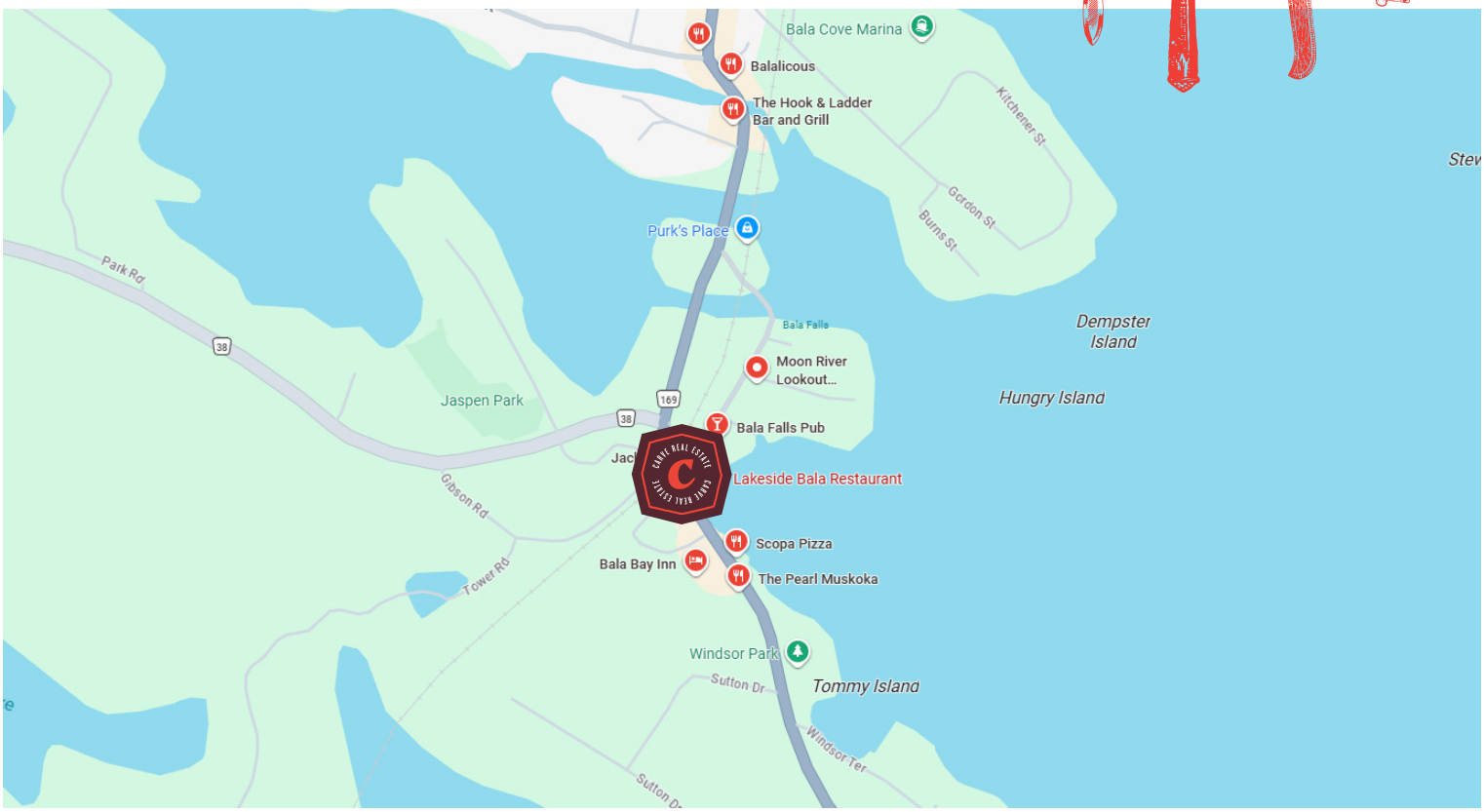


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BUILDING DETAILS

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 three-day 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 Muskoka Rd 169

Depth:
Approximately 96.81 ft

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

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

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