

FOR SALE

229 CHRISTINA ST N, SARNIA

\$1,099,000

New Lease

2,200 Sq Ft

Licensed Restaurant

BAD DOG - SARNIA

The very popular Bad Dog Bar & Grill in Sarnia is available. AAA downtown corner location on the main strip, with a wrap around patio and completely renovated. This is a well-established business that does big sales and produces outstanding NOI for the owners.

This is an outstanding business that is available with a new lease or with the property as well, as well as potentially with the Corunna location and building together. Excellent opportunity to own the top performing restaurants in their respective markets and only a 30 min drive from one another. Please do not go direct or speak to staff or ownership.

Brand new lease to be created. Liquor license of 100 + 50 on the patio in a 2,200 sq ft space. The restaurant leaseholds and equipment were upgraded with a big renovation and are all AAA quality. Chef's kitchen with prep area and walk-ins.

READY FOR SECONDS?

Call me to discuss this listing today.

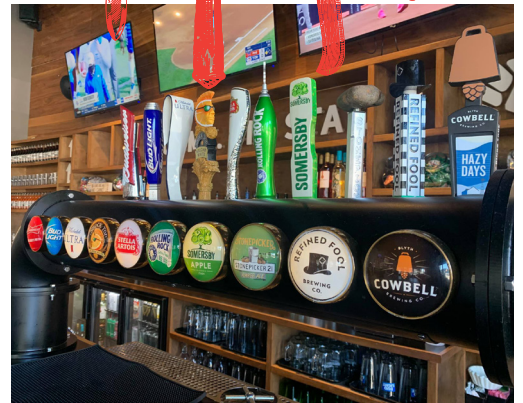


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OTHER LOCATIONS:



BAD DOG - CORRUNA

- Licensed Restaurant & Building
- 2,500 sq ft
- Owned Property
- Licensed for 120 + 68 patio



SOLO ON MAIN

- Licensed Restaurant & Building
- 2,400 Sq Ft
- Owned Property
- Licensed for 40 + 20 Patio



BELONG SHARBOT LAKE

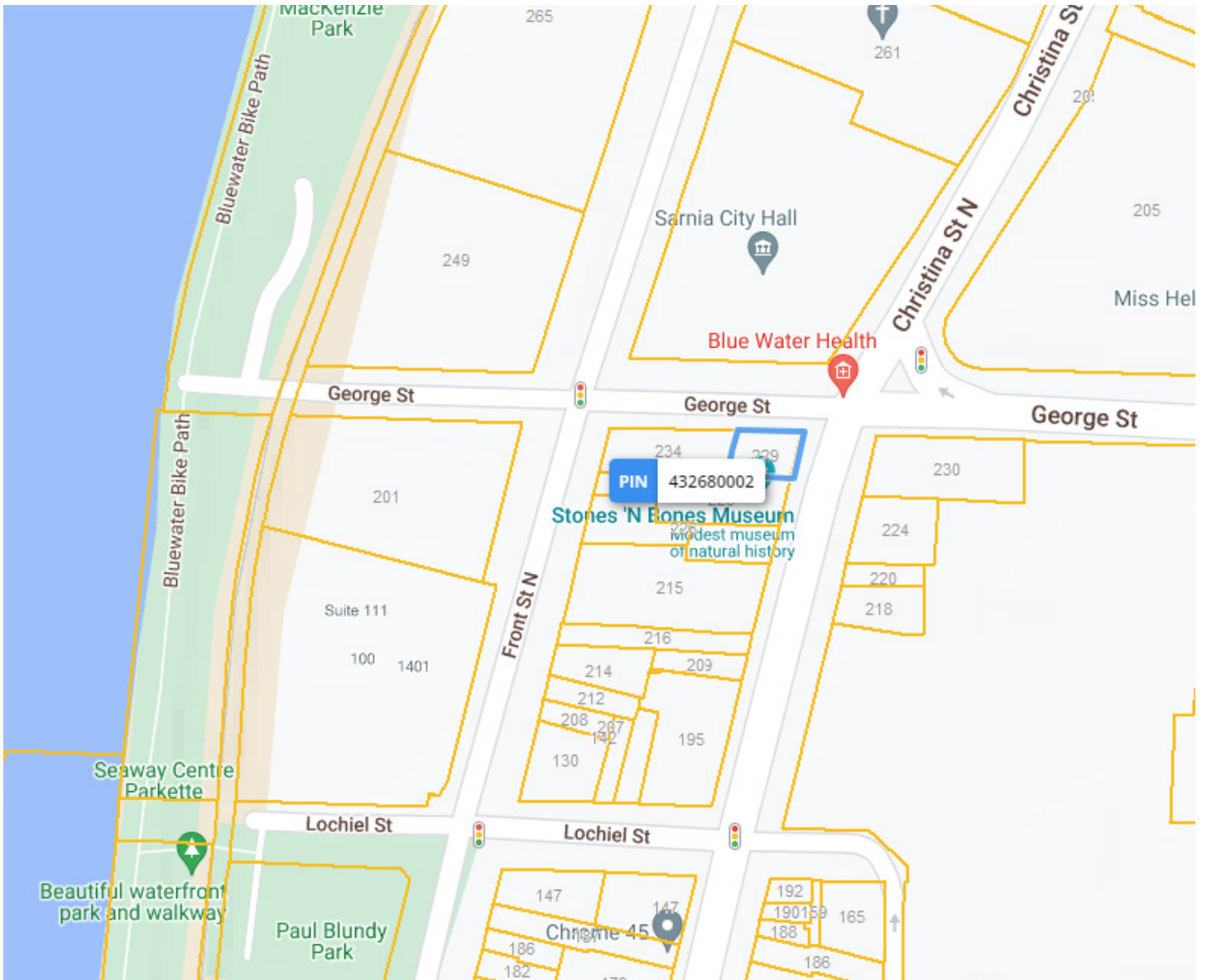
- Licensed Restaurant
- 2,400 Sq Ft
- Business with Property
- Licensed for 56 + 40 patio



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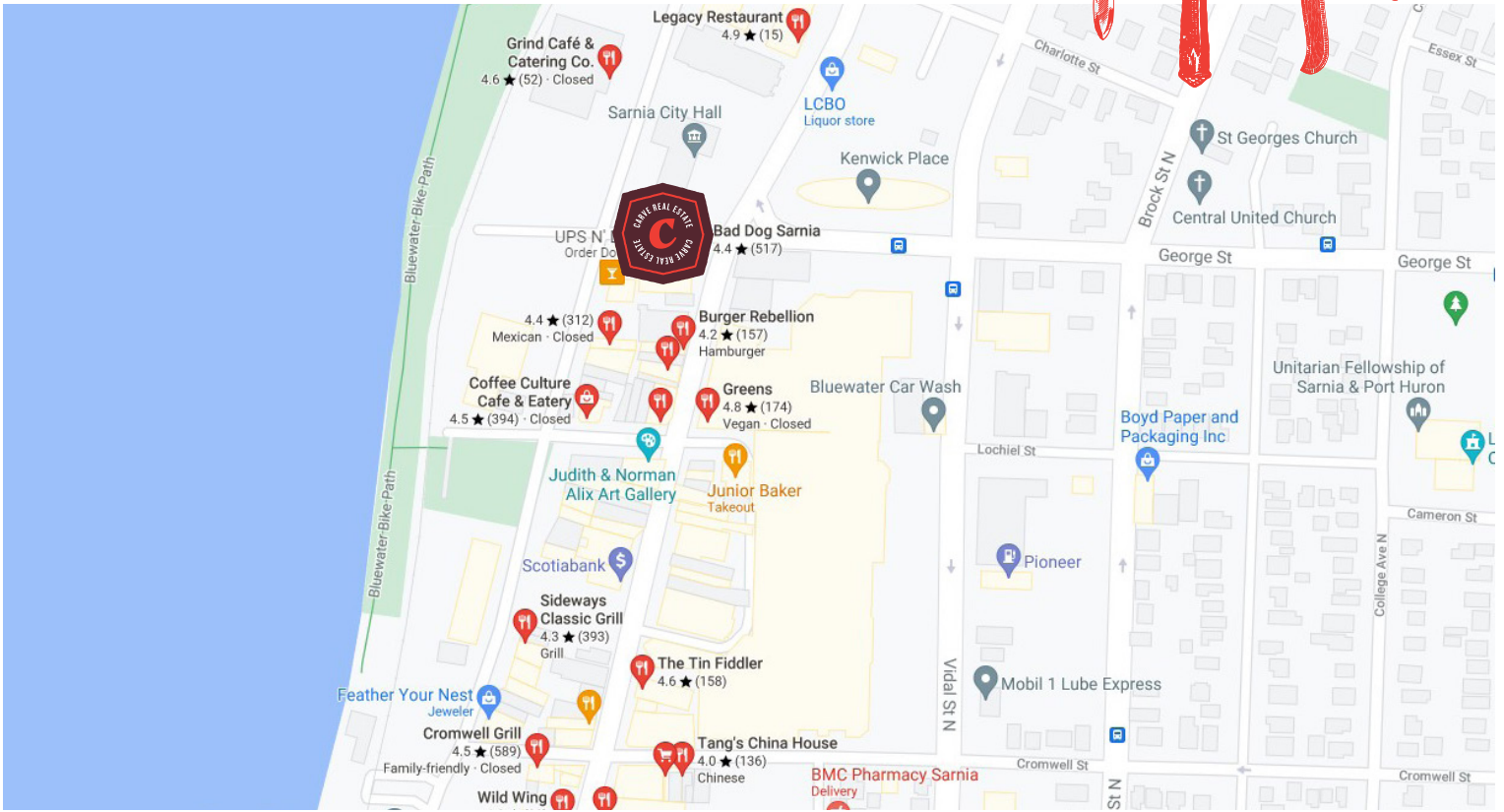
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BUILDING DETAILS

This building is fully owned by the restaurant operator, and was completely renovated from top to bottom in recent years.

The location is set on one of the busiest corners in downtown Sarnia and has tons of parking options. The two patios are perfect for people watching.

Property Details: High ceilings and lots of windows make this space modern and bright looking. There is a full production kitchen complete with a large hood, walk-in fridge, prep area, and more.

Completely new leaseholds and equipment from the recent renovations gave this already successful business a complete makeover and it shows.

Turnkey, and ready to start producing income from day 1.

LOT SIZE

Frontage:

44 ft along Christina Street N

Depth:

Approximately 63 ft

Raw Measurements:

63.17 ft x 44.75 ft x 63.83 ft x 44.75 ft

Total Area:

2,820.14 ft² (0.065 ac)



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