1100 BAY STREET
GRAVENHURST

HOSPITALITY INVESTMENT
OPPORTUNITY
BUILDING & BUSINESS

ASKING PRICE - $6,250,000.00

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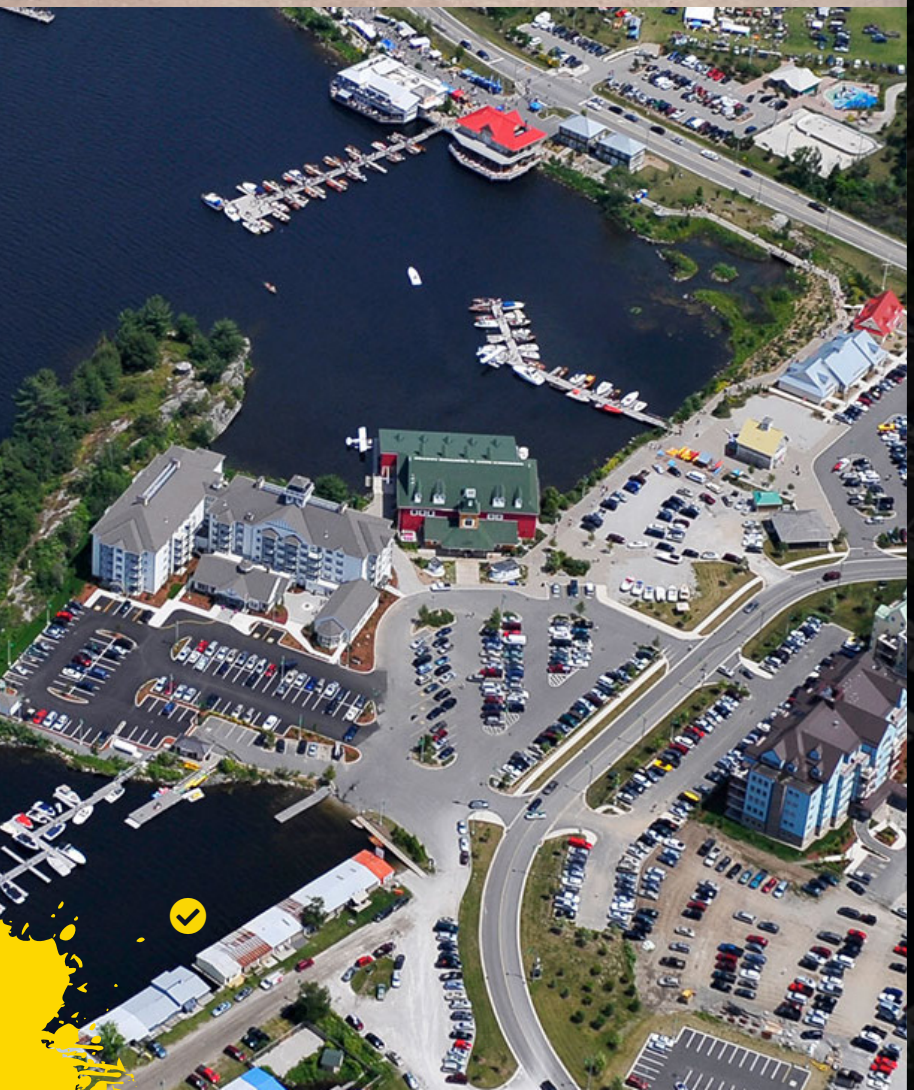
LANDMARK BOSTON PIZZA
LAND & BUSINESS AVAILABLE
WELL MAINTAINED PROPERTY COUPLED
WITH A SUCCESSFUL BUSINESS OPERATION
OVER $3.8 MILLION IN ANNUAL SALES

1100 BAY ST
GRAVENHURST

- SIZE OF LAND: 8,751 SQ. FT. +/- (GEOWAREHOUSE)
- SIZE OF BUILDING: 6,600 SQ. FT.
- TAXES: $22,237 (2023)
- ZONING: C4 (S331)
- WELL KNOWN IN COMMUNITY



ABOUT MUSKOKA

Muskoka itself has over **53,106 permanent residents**, supplemented by a seasonal **population of over 75,000**. There are some 1,600 lakes of all sizes in Muskoka, most of which are developed with seasonal cottages. Some are highly priced.

Muskoka's main attraction is its lifestyle, combining a clean, natural setting for sports and recreation. Good facilities for winter sports compliment the traditional Muskoka summer sports and recreational activities.

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The subject has a very good commercial location in the Town of Gravenhurst and is popular with tourists and locals alike. It is the “gateway” for the famous Muskoka Lakes tourist and cottage industry.

The subject lot is improved with a professional architecture designed circa 2006, commercial building clad in wood (“Hardie” Board” type). Similar to other Boston Pizza type establishments. Part of the property extends over the water and is supported by 30’ steel pylons. It has steel roof trusses, vinyl double pane windows and an upper wood deck approximately 9’ x 70’ (630 sq. ft). Below the second level wood deck the ceiling is clad in wood tongue and groove. The heating system is forced air gas. The HVAC system is located on the roof of the building. In addition, there are six exterior heat lamps. Parking is provided through the town-owned parking lot.

Boston Pizza
RESTAURANT & SPORTS BAR

Boston

Boston Pizza

1100 BAY ST
GRAVENHURST

OMGREALESTATE.COM

THANK YOU FOR VIEWING

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PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED. **CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.**

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