

\$799,900 - 5483 Highway 11 N, Timiskaming (tim - Outside - Rural)

MLS® #T12338891

\$799,900

0 Bedroom, 0.00 Bathroom, 5,450 sqft
Retail on 4.28 Acres

TIM - Outside - Rural, Timiskaming (tim - Outside - Rural), Ontario

RARE FIND!!! The Bridge Inn is a TURNKEY, Waterfront, 130+ Seat Restaurant with stunning Lake Views and situated on 4+ Acres of Land. Kenogami is an Unorganized Township allowing greater flexibility for potential future use of the property. The prime location attracts tourists all year round (Fishing, Hunting, ATV/UTV Off-Road, Boating/Jet Skis, and Seasonal Events) and Highway 11 (part of the Trans Canada Highway Network) provides high traffic visibility for the business. The Second floor of the building features a private 3 bed 1 bath Apartment and separate 7 Bedroom Guest Area (potential 8 Bedroom). Over the past four years, the current owners have brought life back into this community hub by making many improvements on both the property and the business. To name just some of the many upgrades: Roof Shingles, Generator, Boiler, Pressure Tank, Commercial Water System, Bathroom Renovations (both restaurant and living area), Kitchen Equipment (Walk-In Fridge, Walk-In Freezer w/ auto defrost system, Walk in Fridge with Beer Draft Equipment, Grill), Fire Suppression System, 12 Tap Beer Tower, Bar Area Rubber Floor, Cleared Area on the remaining unused Land suitable for Phase 3 Hydro for Expansion Opportunities. With the many improvements/investments already done, the



next owner will enjoy the seamless transition in to their new venture. (id:6289)

Essential Information

Listing #	T12338891
Price	\$799,900
Bathrooms	0.00
Square Footage	5,450
Acres	4.28
Type	Retail

Community Information

Address	5483 Highway 11 N
Subdivision	TIM - Outside - Rural
City	Timiskaming (tim - Outside - Rural)
Province	Ontario
Postal Code	P0K1T0

Amenities

Features	Irregular lot size
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Interior

Cooling	Partially air conditioned
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Listing Details

Listing Office	CENTURY 21 TEMISKAMING PLUS BROKERAGE
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