

\$1,899,900 - 304 Front Street, Belleville (belleville Ward)

MLS® #X12305439

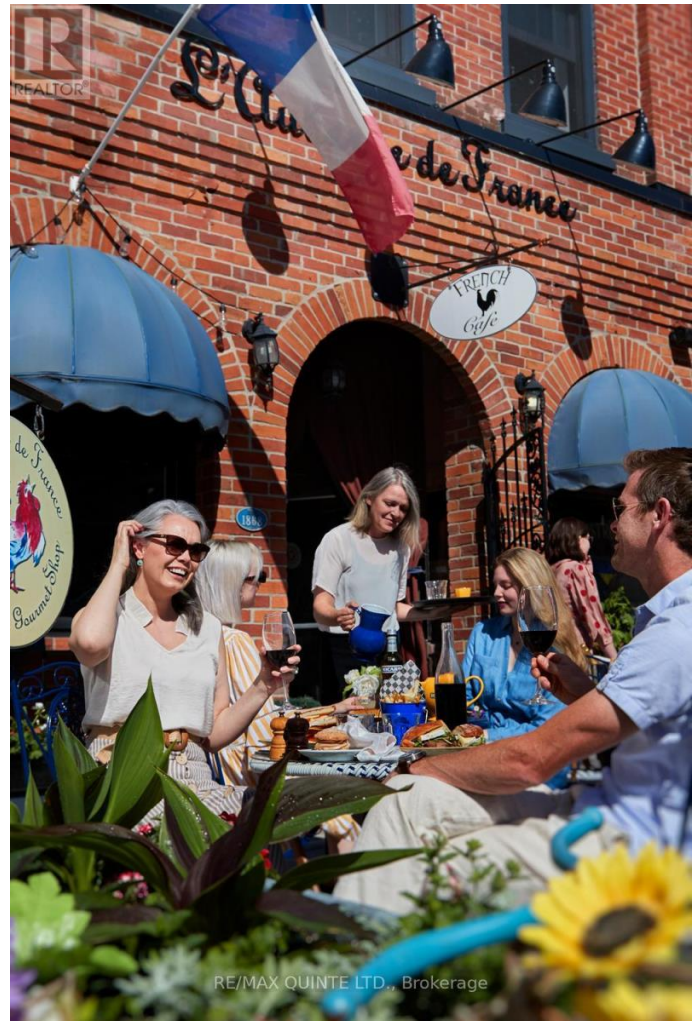
\$1,899,900

0 Bedroom, 0.00 Bathroom, 6,716 sqft

Retail on 0.00 Acres

Belleville Ward, Belleville (belleville Ward),
Ontario

Very rarely does a flawlessly renovated building that contains not one, but two incredible businesses become available for sale. This 6700 square foot building contains not only one of the most well known restaurants in the Quinte area, but also a successful short term rental business known as the The Inn. The first floor is home to a 34 seat gourmet restaurant known as L'Auberge de France that has a thriving dine-in and takeaway business. A bustling front patio in the summertime, which increases the number of seats to 58 , is regularly filled at lunch time and on weekends. Multiple income streams are derived from dine-in, take out, two large freezer cases for make-at-home dinners, and wine sales. In recent years, as the owner has begun to think about retirement, the restaurant's schedule has been reduced to 4 days a week with only lunch service each day. This represents a HUGE UPSIDE OPPORTUNITY for a chef or restaurateur who wants to open in the evenings for dinner, stay open on additional weekdays, or cater events. One only needs to stop by during any lunch hour or Saturday morning to see the huge demand for additional hours that is present here among a large and loyal customer base. The layout of the main kitchen and the lengthy list of equipment included in this sale is a restaurateurs dream that would work well for any style of food or restaurant. An open concept layout lets the dining room



and the Chef's kitchen blend seamlessly and function at maximum efficiency. The top two floors have been transformed into a two bedroom, two bath, 4000 sq ft one a kind Airbnb is so busy it is already booking into 2026. As with the rest of the building, the seller undertook a full renovation down to the studs that has resulted in the creation of a one of a kind space that will provide income for years to come. On the third floor there is an additional space with its own private entrance that could potentially be converted into a second Airbnb or an owners suite. (id:6289)



Essential Information

Listing #	X12305439
Price	\$1,899,900
Bathrooms	0.00
Square Footage	6,716
Acres	0.00
Type	Retail

Community Information

Address	304 Front Street
Subdivision	Belleville Ward
City	Belleville (belleville Ward)
Province	Ontario
Postal Code	K8N2Z8

Amenities

Parking Spaces	6
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	21.8 x 179.79 FT
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Listing Details

Listing Office

RE/MAX QUINTE LTD.



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