

# INVESTMENT OPPORTUNITY MUSKOKA, GRAVENHURST TOWN



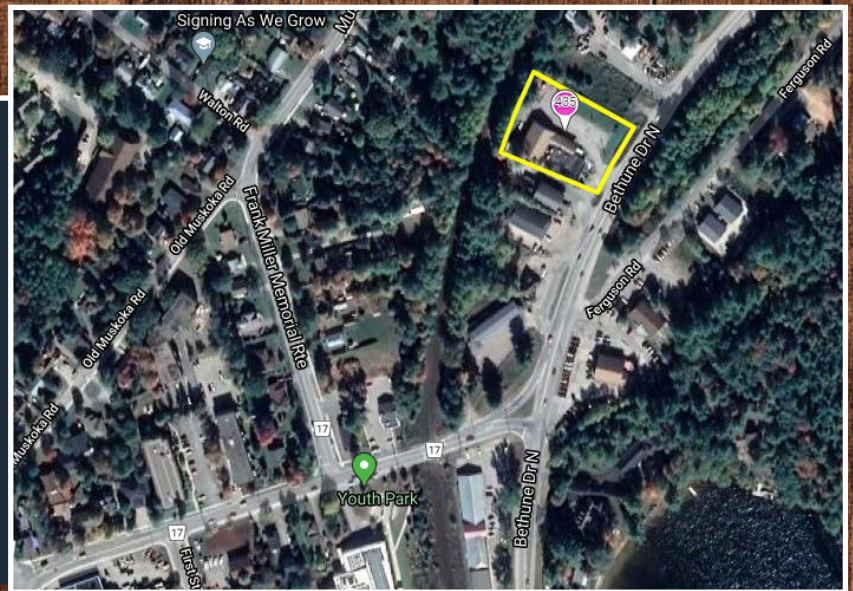
**\$10.00 NET LEASE**



## 435 BETHUNE DR N, GRAVENHURST, ON

ENJOY THE FRESH AIR AND MORE RELAXED QUALITY OF LIFE WHILE OPERATING A 10K SQ FT BAR / RESTAURANT/ LIVE MUSIC VENUE

- LOT SIZE IS 181.07 X 243.38 FEET
- POSSIBILITY TO SUB DIVIDE INTO TWO LEASABLE UNITS
- DEVELOPMENT POTENTIAL TO EXPAND COMMERCIAL USES
- HUGE LIQUOR LICENCE FOR 225 INDOORS AND 55 OUTSIDE
- BUYER TO VERIFY ALL MEASUREMENTS, ZONING AND PERMITTED USES



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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