

\$949,900 - 3171 Highway 17b, Macdonald Meredith & Aberdeen Township

MLS® #SM242492

\$949,900

0 Bedroom, 0.00 Bathroom, 2,400 sqft
Retail on 1.77 Acres

MacDonald Meredith & Aberdeen Township,
Macdonald Meredith & Aberdeen Township,
Ontario

Great opportunity to own established restaurant business in the friendly village of Echo Bay, just 15 minutes east of Sault Ste. Marie. This 2400 sqft restaurant with additional 2400 sqft on the basement level has unlimited potential for the motivated entrepreneur. Main floor consists of a spacious restaurant dining area, large kitchen, main floor storage room, employee washroom and two public washrooms for customer use. Dining room has occupancy for up to 98 people. Operational kitchen has functioning pre area, large counters and stainless steel worktable. Dining room has garden doors onto raised wood deck for additional dining experience. Two staircases to lower level, which was previously a licensed bar, currently vacant. Additional features on the lower level include generous sized cold room, two customer washrooms, bar, dance floor, storage room, mechanical room and electrical room. Also included in the listing is a two bedroom, one bathroom bungalow with a detached five car garage. Ideal for a contractor or hobbyist. The main two car garage (28x36) is insulated, wired and heated with in-floor heating on the ground level. There is additional storage or other possible uses on the second level of the main garage. Second two car garage (26x30) is wired and insulated, third single car garage



(12x24) is wired. Bungalow features many new updates such as new kitchen flooring, kitchen cabinets, countertops, peninsula and new fridge, stove and built-in dishwasher. Freshly painted throughout. Master bedroom has garden doors off the back of the house onto wood deck for privacy. Dining room also has garden doors onto the front deck to enjoy your coffee with the morning sun! Rare opportunity to own your own business and live next door or use bungalow and garages as a rental property. Great location and exposure for tourists visiting the Loonie monument located right beside the restaurant. Call now for your private showing. SELLER IS RELATED TO THE REAL ESTATE SALES REP. (id:6289)

Built in 1983

Essential Information

Listing #	SM242492
Price	\$949,900
Bathrooms	0.00
Square Footage	2,400
Acres	1.77
Year Built	1983
Type	Retail

Community Information

Address	3171 Highway 17b
Subdivision	MacDonald Meredith & Aberdeen Township
City	Macdonald Meredith & Aberdeen Township
Province	Ontario
Postal Code	P0S1C0

Amenities

Utilities	Electricity, Natural Gas, Telephone
Features	Wheelchair access
Parking	Gravel, Other

Interior

Heating Natural gas Forced air

Exterior

Foundation Poured Concrete

Listing Details

Listing Office Century 21 Choice Realty Inc.



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