

166 HIGH Street W, Southampton, Ontario N0H 2L0

Client Full
Active / Commercial Sale

166 HIGH St W Southampton

Listing ID: 40604948
Price: **\$669,900.00/For Sale**



Bruce County/Saugeen Shores/Saugeen Shores

Building Only

Other Units # Of	0	Business Name:	Highview Food & Drink
Bld Area Total:	3,100	Common Interest:	Freehold/None
DOM:	97	Common Elements:	No
Tax Amt/Yr:	\$4,338.00/	Onsite Spaces:	0
		Free Standing Y/N:	

Remarks/Directions

Public Rmks: **Commercial building for sale! Located in the picturesque lakeside community of Southampton, renowned as a highly sought-after retirement destination in Ontario, celebrated for its pristine sandy beaches. This meticulously managed restaurant presents a seamless turnkey opportunity, boasting a loyal clientele spanning both local patrons and visitors from distant locales. With a current seating capacity for 87 guests, the premises feature indoor dining. Fully equipped kitchen, a tastefully appointed dining space, cozy seating nooks, and two inviting bars offering an eclectic array of beers and wines. Having nurtured this enterprise over the past eight years, the owners are keen to facilitate a smooth transition for the incoming proprietor. Interested parties are invited to inquire further, with a detailed list of assets available upon request, and financial information accessible subsequent to an initial viewing and the completion of a confidentiality agreement.**

Directions: **Located between Albert Street and Grosvenor on the North Side of Southampton's main street.**
Cross St: **Grosvenor**

Exterior

Construct. Material:	Concrete Block, Stucco (Plaster)		
Property Access:	Municipal Road, Public Road, Year Round Road	Rd Acc Fee:	Electrical: Single Phase
Garage and Parking:	, , Public Parking		
Services:	Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone		
Lot Shape:	Rectangular	Sewer:	Sewer (Municipal)
Lot Front (Ft):	27.26	Lot Depth (Ft):	121.92
Area Influences:	Downtown, High Traffic Area, Hospital, Marina, Schools, Visual Exposure		
View:		Water Source:	Municipal
Topography:		Fronting:	North
Local Impvmt:			
#Res Units:	#Wrhse Units:	#Other Units:	0

Interior

Security Feat:	Carbon Monoxide Detector(s)	Ceiling Height	
Basement:	Partial Basement, ,	# Hnd Wshrms:	
HVAC:	Gas-Natural	List of Fixtures:	Amps: 400
Add Inclusions:	Please see supplements		

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LOT 2 PLAN 45; PART LANE PLAN 45 AS CLOSED BY R26396, AS IN R254230 TOWN OF SAUGEEN SHORES		
Zoning:	CC-2	Survey:	None/
Assess Val/Year:	\$187,000/2023	Hold Over Days:	
PIN:	332530205	PIN 2:	
ROLL:	411048000305700	Occupant Type:	Owner
Possession/Date:	Flexible/	Deposit:	5%

Brokerage Information

List Date: **06/12/2024**
List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO.(P.E.),BROKERAGE** 

Source Board: REALTORS® Association of Grey Bruce Owen Sound
Prepared By: Michelle Bruin, Salesperson
Date Prepared: 09/17/2024

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Available Purchase Packages

- Package 1: \$229,900**
 - Acquisition of Highview Business
 - Chairs (not open required)
 - Inventory valued at cost
 - Lease Building \$1,800 (+TAX)
- Package 2: \$667,900**
 - Building ONLY
 - Registration of chairs and business signs to be included additionally
- Package 3: \$897,800**
 - Acquisition of Highview Business
 - Chairs (not open required)
 - Building and business assets
 - Inventory valued at cost







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