



9 BRIDGE ST

OXFORD MILLS

LIST PRICE
\$2,499,000



**Unique opportunity to own a commercial building and the
iconic business within it.**

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9 BRIDGE STREET

O X F O R D M I L L S



Property Details

A once in a life-time opportunity to take over a cornerstone of the community. 9 Bridge Street, is an incredibly well maintained building, offering a residential apartment, Restaurant, event rooms, parking and more. With 7000 sqft the building presents a multitude of uses for entrepreneurs or investors. The current business and restaurant are a staple across Eastern Ontario and ready for a new owner to step in. With the ability to continuing operating as is or to easily be repurposed for other commercial ventures, such as a B&B, Inn or other retail establishments. With many memories already created within this establishments wall, you will won't want to miss out on next chapter. Call us today to learn more!



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Restaurant Details

The Brigadoon is a beloved establishment across all of Eastern Ontario. Many guests come from all surrounding cities. Located in Oxford Mills, one may think it is off the beaten path, but the name alone attracts people from, Ottawa, Kingston, Brockville, Kemptville, Montreal, New York State and more on a delay basis. This 5 Star fine dining restaurant has the potential to be sold with all the staff, head chef, line cooks and a manager.

- Restaurant Seating: 60+ People
- 2 Dinning Rooms: 16+ People
 - Booked consistently for work functions, business meetings and more.
- 1 Event Room: 30+ People
 - Booked consistently for weddings, rehearsal dinners, parties, reunions and more.
- Beautiful Flagstone patio and porch for outdoor seasonal seating.
- 4.8 Stars, with 350+ Reviews.
- Catering & Afternoon Tea available.
- Diverse menu with fresh & local ingredients.
- Well maintained Kitchen with:
 - 12 burner gas stove, gas grill, deep fryer.
 - Eco Lab Dishwasher
 - 2 Commercial Fridges, 4 freezers and a walk in cooler.
 - And much more!
- 2 Bars, Restaurant and Event Room.
- 2 Guest Bathrooms and 1 Staff Bathroom.



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Building Details

9 Bridge Street is a well pointed stone building previously the Oxford Mills General Store. Built in 1852 this 7300+ Exterior sqft building is perfectly described as rustic elegance. A part from the restaurant there is a one bedroom apartment, guest room & bathroom, office, servery and double car garage. The apartment with it's own entrance is perfect for an owner operator or additional income. The guest room, office and more shines light on the lucrative BnB potential.

- 7313 Exterior Square Feet
- Private Entrance 1 bedroom apartment
 - 560+ Square feet
 - 4 piece bathroom
 - Large living room
- Double car insulated garage
- Large Guest Room 14'8 x 17' feet
- Second floor office space
- Parking for 16+ vehicles
- Updates: Roof (2023), Windows (2014), Septic (2014), HVAC (2016)
- Zoning: Local Commercial and Residential Density 1
- Commercial uses:
 - Restaurant, Bakery, Club, Store, Tavern
 - Retail, Antique Shop, Nursery, Spa
 - Office, Financial Services, Clinic and MORE!
- Residential Use:
 - Detached Dwelling
 - Bed & Breakfast
 - Additional Residential Unit



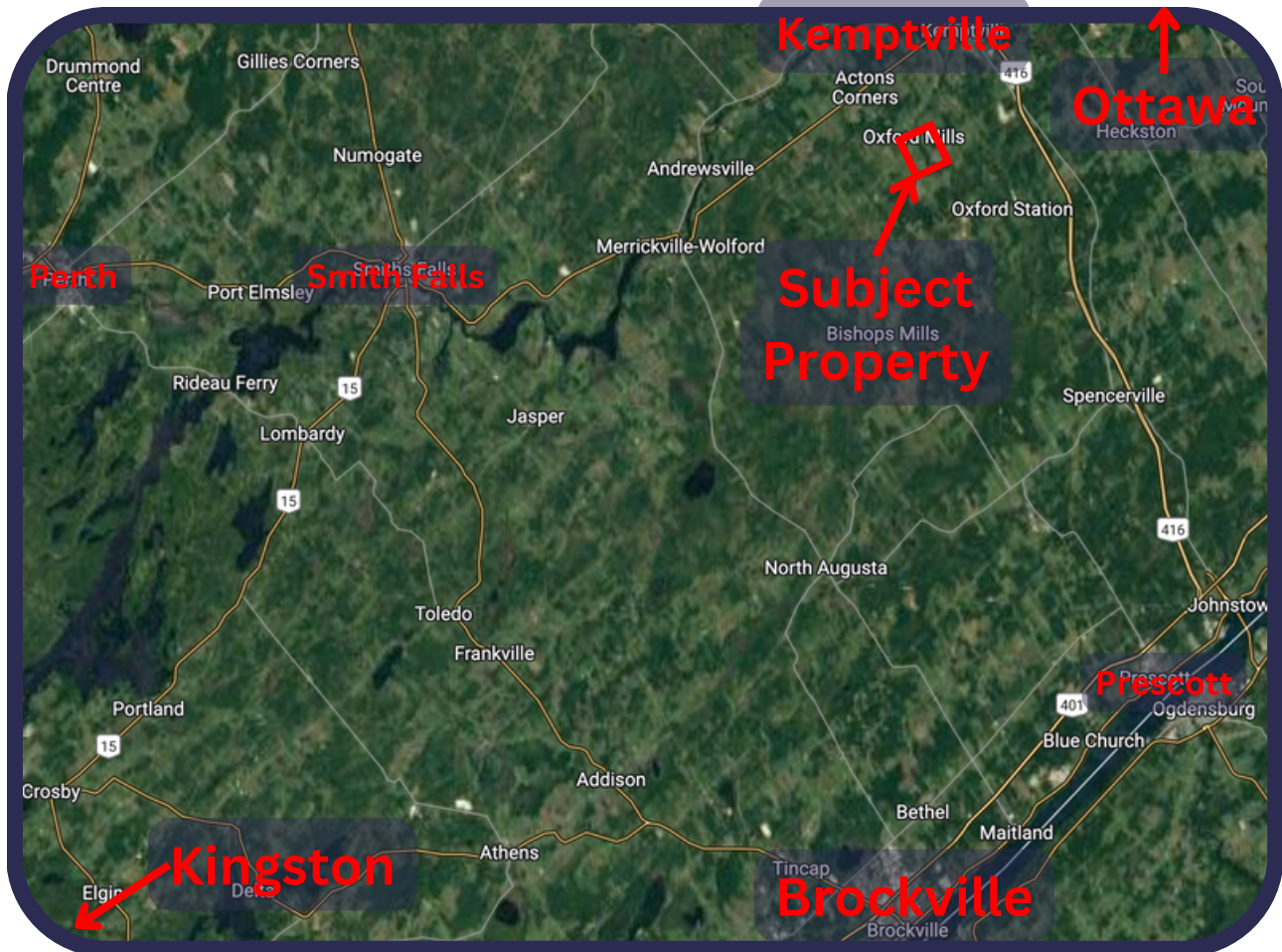
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