

For Sale

Mon Bijou Dining Room
30 Wellington Street
St. Catharines, Ontario



List Price: \$329,900. | Exceptional Downtown St. Catharines Turn-Key Fine Diningurant



location

Lake Street and Welland Avenue

highlights

- Beautiful turnkey restaurant perfectly suited for a new cultural dining destination eatery and take-away.
- Previously operated as fine dining establishment so it shows and is equipped extremely well everything you need is here.
- Major renovations since 2005 including new oven hood and fire suppression equipment.
- Licensed for 55 patrons plus 32 on the patio.
- Sale includes building, land, chattels, equipment, improvements.
- Zoned "BC" allowing for other permitted uses.
- Street parking & after 5pm in large lot across the street.

Please contact Listing Agents for more detailed information.

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For Lease

30 Wellington Street | St. Catharines



Large Windows for Natural Light



Open Concept Dining Area



Exposed Wood Beams



Two Level Dining Room



Spacious Kitchen



Bar Area



salient facts

owner Geertruida Adriana Henrica Smith

municipal address 30 Wellington Street
St. Catharines, Ontario
L2R 5P8

legal description CP2, LOT 681

roll number 2629040010008000000

list price \$329,000

taxes \$8,182.00 (2008)

zoning Business Commercial (BC)

lot size 31.3 x 92.0 feet

square feet 1,700 sq ft

capacity Licensed for:

- 55 Patrons (Dining Room)
- 32 (Exterior Patio)

exterior

- Corner location
- Visible signage
- Wheelchair access

chattels & fixtures Please contact Listing Agents for a complete list

services

- Forced Air
- Natural Gas
- 220 Volt Service
- Municipal Water
- Storm Sewers

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*See Disclaimer on Front Page

business commercial (BC) zoning

No person shall within any Business and Commercial District erect, alter or use any building, structure or premises in whole or in any part or use any land for any purposes other than one or more of the following uses:

- Any use permitted within a Residential 'B' District or a Residential 'C' District
- A retail shop or store
- An office in connection with a business or profession
- A garage used only for the storage of motor vehicles in connection with the business carried upon the same or adjoining premises
- A motor service station
- A bank
- A hotel
- An office for the printing or publishing of a newspaper
- A sales room or yard for motor vehicles
- An undertaker's establishment
- A restaurant
- A young Men's Christian Association or a Young Women's Association or other institution of a similar semi-public character, except for uses similar to a rehabilitation residence having more than 10 residence exclusive of staff
- A telephone exchange or telegraph office
- An auditorium
- A fire hall, a police station or municipal or government building
- Places of amusement, assembly or recreation, within wholly enclosed buildings including amusement arcades, theatres, bowling lanes, billiard parlors, curling rinks, skating rinks and arenas
- A dyeing or dry cleaning establishment
- A laundry
- A retail or private propane transfer facility
- A natural gas transfer facility
- Any use accessory to any of the foregoing uses

Notwithstanding anything hereinbefore contained the uses referred to in clause (e), (i), (p), and (q) or paragraph (1) hereof shall not be permitted on any land fronting, abutting or flanking on either side of Church Street between the easterly limit of William Street and the westerly limit of James Street.