



**FOR SALE**

**402 DURHAM ST E, WALKERTON**

**\$1,480,000**

**Owned Property**

**7,448 Sq Ft**

**Licensed Restaurant and Bar**

## OLD JOE'S CABIN

Old Joe's Cabin is a popular restaurant business in downtown Walkerton with 2 additional floors above zoned residential and available with the property. Beautiful brick building that is 4,500 sq ft on each of the three floors (13,500 sq ft total). The main floor is a very successful business run by ownership and provides income on top of salary.

One 2 bed 2 bath unit upstairs and the rest require renovation. Tons of upside to develop and rent or live there yourself.

The 4,500 sq ft restaurant boasts excellent sales. Liquor license for 118 + 88 on the patio that can be converted to parking. Large production kitchen with a 20-ft commercial hood and 3 walk-ins. Turnkey and ready to go or rebrand it.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**JENNY MIAO, Sales Representative**

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Royal LePage Signature Realty

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8 Sampson Mews, Suite 201, Toronto, ON. M3C 0H5

This document is not meant to solicit existing listings. (12.2002).



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## OTHER LOCATIONS:



### RED & WHITE FOOD STORE

- Retail Store
- 4,500 Sq Ft
- Owned Property
- 10 parking spaces



### 1886 LAKE HOUSE BISTRO

- Restaurant
- 1,800 Sq Ft
- \$4,500 Rent
- Licensed for 72



### THE KING EDWARD

- Restaurant with Land & Home
- Business with Property
- 5,134 Sq Ft
- Licensed for 105 + 46 on patio

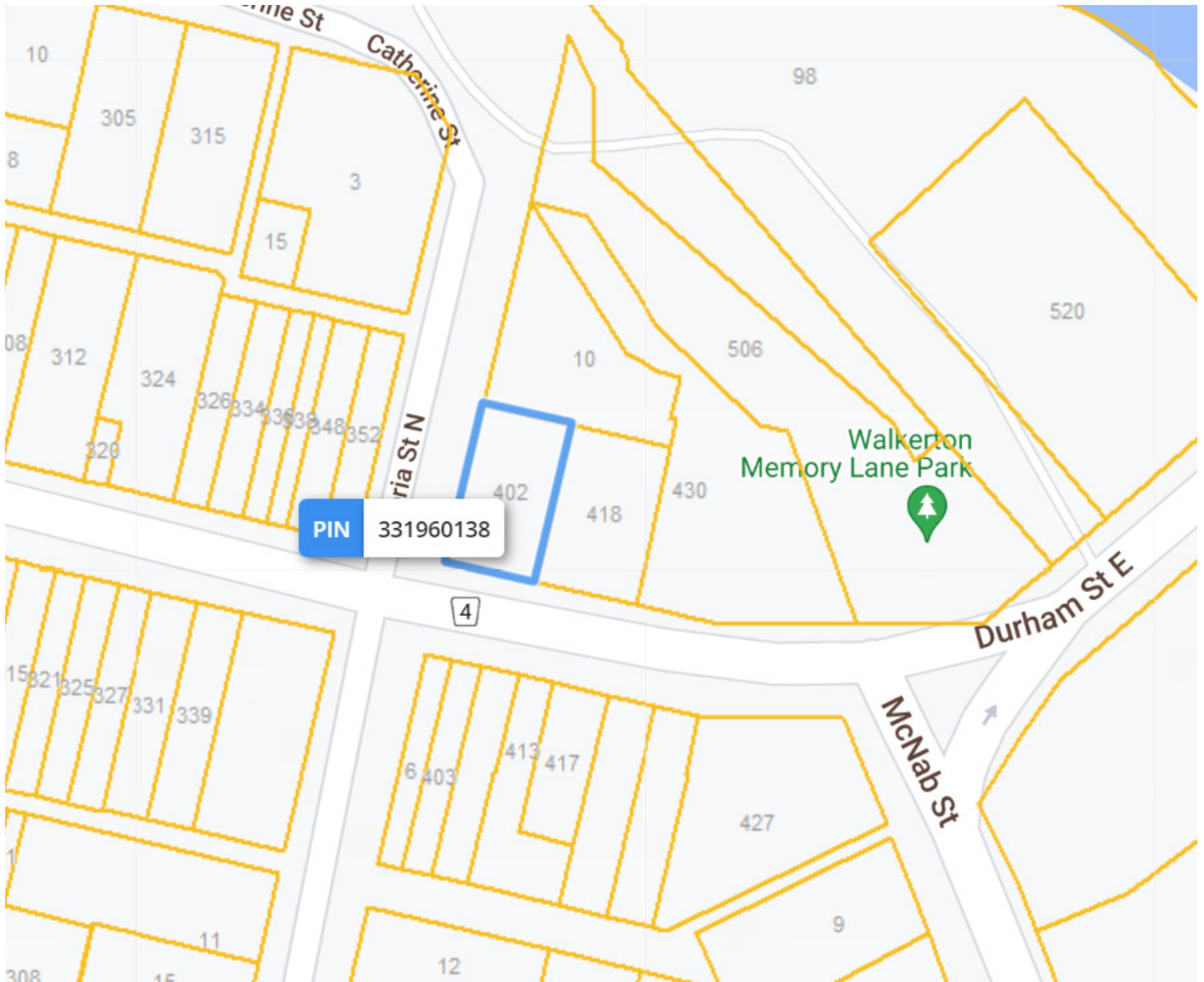


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## BUILDING DETAILS

Walkerton is the largest community in the area and has a population of approximately 5,000. This building is located at the intersection of Victoria St N and Durham St E in the center of downtown where it is surrounded by businesses, offices, and restaurants.

Lots of parking options and the private patio was formerly a parking pad that can be converted back.

**Property Details:** Each of the 3 floors are 4,500 sq ft. The brick façade of the building is in good shape and it has excellent visibility from the street.

The second storey includes a 1,200 Sq Ft 2-bedroom and 2-washroom apartment that is currently used by the owners as office space and storage. This leaves 3,300 remaining sq ft plus 4,500 sq ft on the 3rd storey that can be restored and turned into multiple units.

Huge potential in the downtown core of Walkerton with an established business for immediate cash flow.

### LOT SIZE

**Frontage:**  
65.00 ft along Durham St E

**Depth:**  
Approximately 114.50 ft

**Perimeter:**  
357.61 ft

**Dimensions:**  
114.61 ft x 65.06 ft x 114.61 ft  
x 65.06 ft

**Size:**  
7,448.62 ft<sup>2</sup> (0.171 ac)



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