



FOR SALE

520 DURHAM ST E, WALKERTON

\$450,000

THE OLD GARAGE WOOD FIRED PIZZA

The Old Garage Wood Fired Pizza is a long standing business in downtown Walkerton that boasts excellent and established sales year round with its outstanding pizza, and the additional sales of ice cream all summer long.

Former auto garage with a ton of character and visibility from the street with 20 parking spots. The kitchen is dominated by the Woodstone pizza oven with lots of prep area. Great setup that is easy to staff with seating for 22.

Great lease rate of \$1,892 Gross Rent including TMI with 2 + 5 + 5 years remaining. Tons of signage this business stands out. 1,197 sq ft main building plus 275 sq ft trailer for serving ice cream. Established sales an income for ownership.

\$1,892 Gross Rent

1,472 Sq Ft

Pizzeria & Ice Cream

READY FOR SECONDS?

Call me to discuss this listing today.

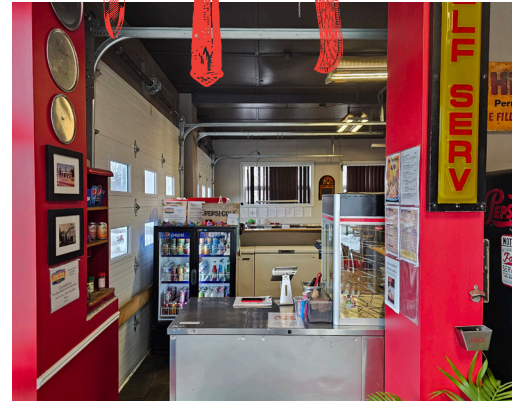


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OTHER LOCATIONS:



OLD JOE'S CABIN

- Well known Walkerton restaurant
- 7448 Sq Ft
- Owned Property
- 118 seats + 89 seats on the patio



PIZZA E PAZZI

- Licensed Restaurant & Pizzeria
- 1,800 Sq Ft
- \$4,070 Gross Rent
- Licensed for 65 + 25 Patio



OVEN 360 PIZZA

- A growing franchise in a prime location
- 2,600 Sq Ft
- \$4,250 Gross Rent
- Licensed for 40 + 24

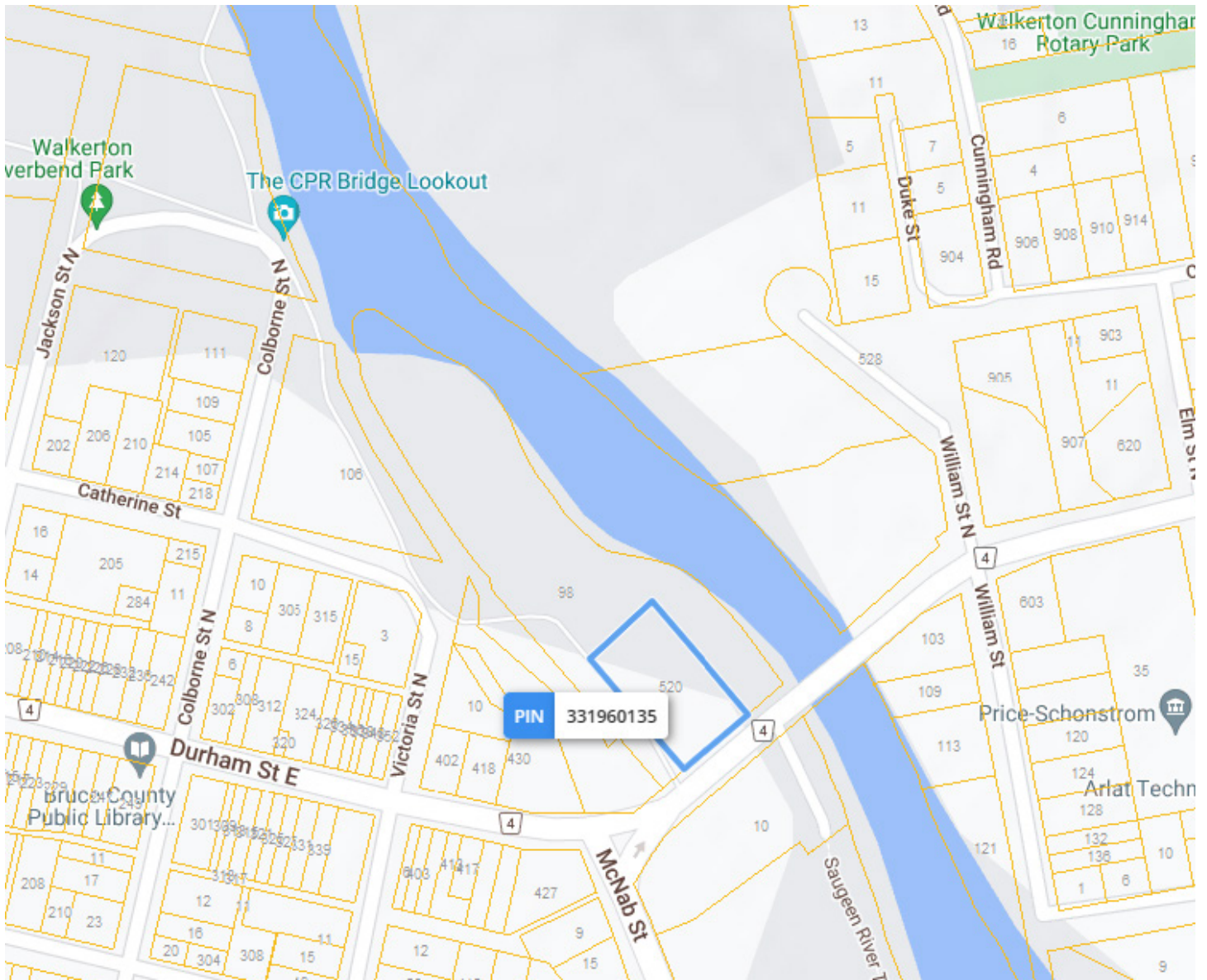


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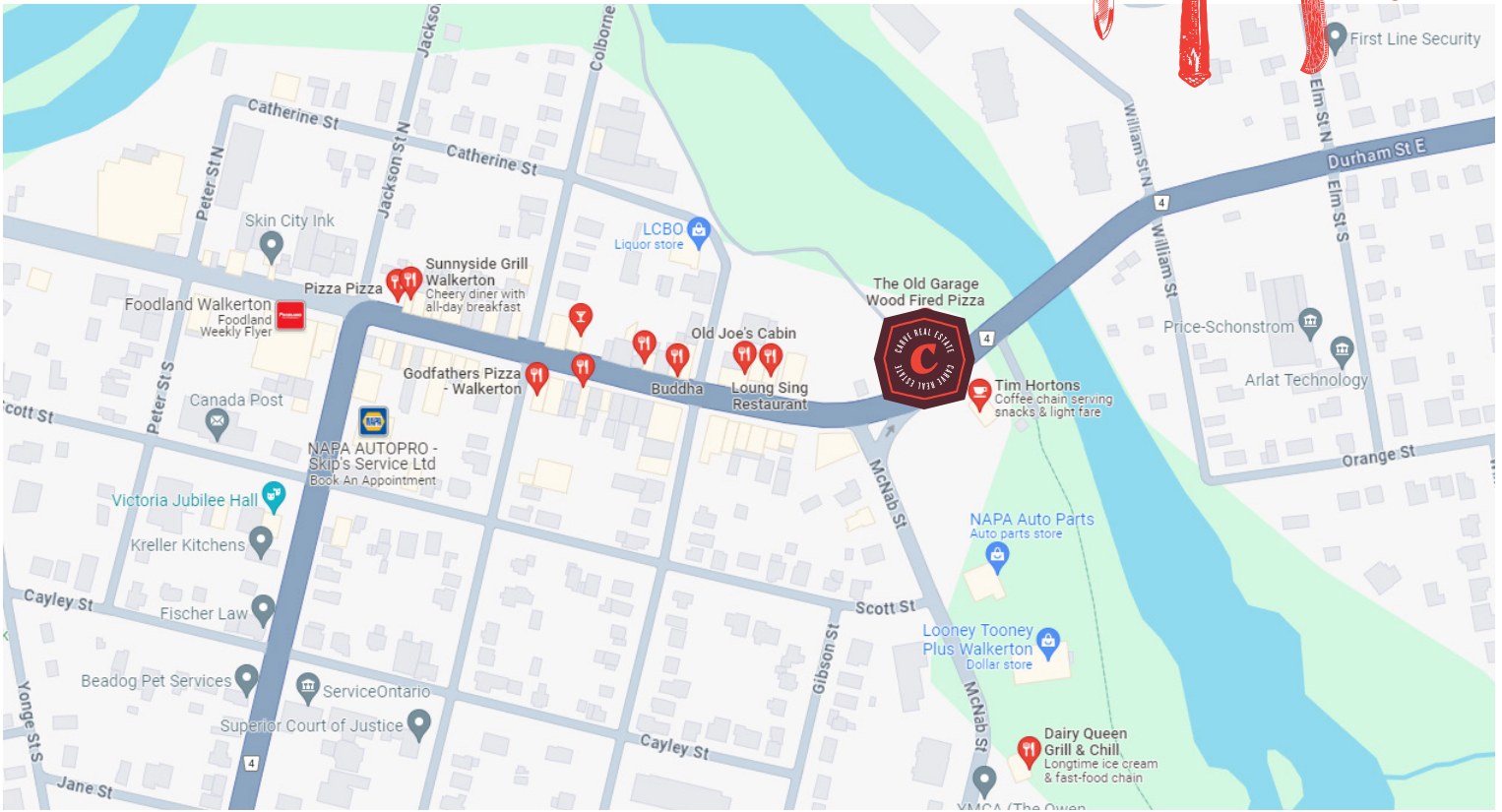
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BUILDING DETAILS

This is one of those businesses that you cannot drive by without taking notice. The building stands out as it has the layout of an old gas station and auto garage that has been converted to a very cool restaurant with the look of a classic diner. There is a ton of signage including an old car, pylon, and of course the signs on the buildings.

This is downtown Walkerton and the Saugeen River runs beside the property. There is a Tim Horton's directly across the street driving home the importance of this location.

Property Details: There is 200-amp service to power the building and while having the benefits of the old garage including the garage doors that open up, this commercial unit has been completely converted into a spacious and clean restaurant with high ceilings and lots of light.

LOT SIZE

Frontage:

150.09 ft along Durham St E

Depth:

Approximately 125.00 ft

Dimensions:

150.14 ft x 255.94 ft x 150.23 ft x 261.15 ft

Size:

38,814.62 ft² (0.891 ac)



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