



**FOR SALE**

**520 DURHAM ST E, WALKERTON**

**\$399,000**

**\$1,892 Gross Rent**

**1,472 Sq Ft**

**Pizzeria & Ice Cream**

## 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 1 + 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.

**READY FOR SECONDS?**

Call me to discuss this listing today.



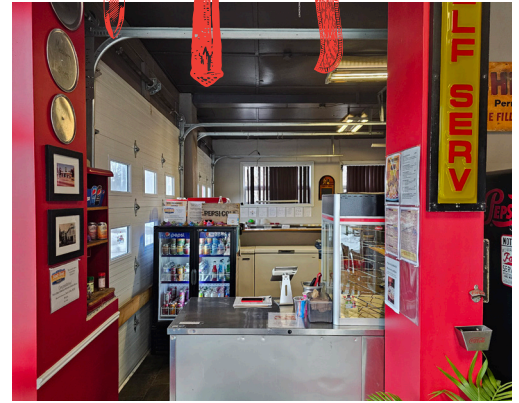
**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com  
carverestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002)



# carve REAL ESTATE



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com  
carverestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002)





## OTHER LOCATIONS:



### CHESTER'S BAR & GRILL CO

- Popular & successful licensed restaurant
- 2,846 Sq Ft
- \$2,832 Gross Rent
- Licensed for 101 + 13 Patio



### PIZZA E PAZZI

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



### OVEN 360 PIZZA

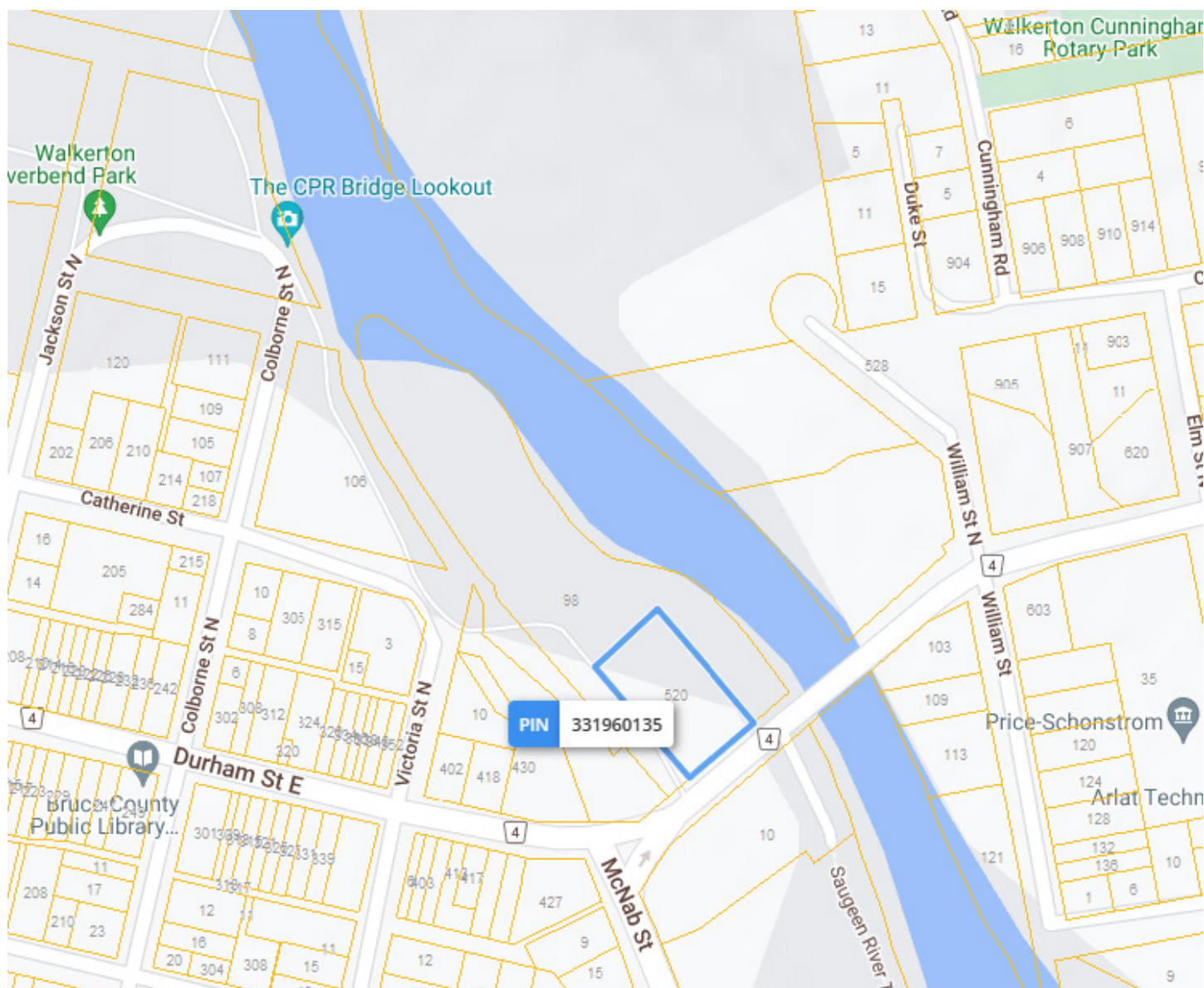
- A growing franchise in a prime location
- 2,600 Sq Ft
- \$4,250 Gross Rent
- Licensed for 40 + 24



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestalestate.com  
carverestalestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestalestate.com  
carverestalestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002)

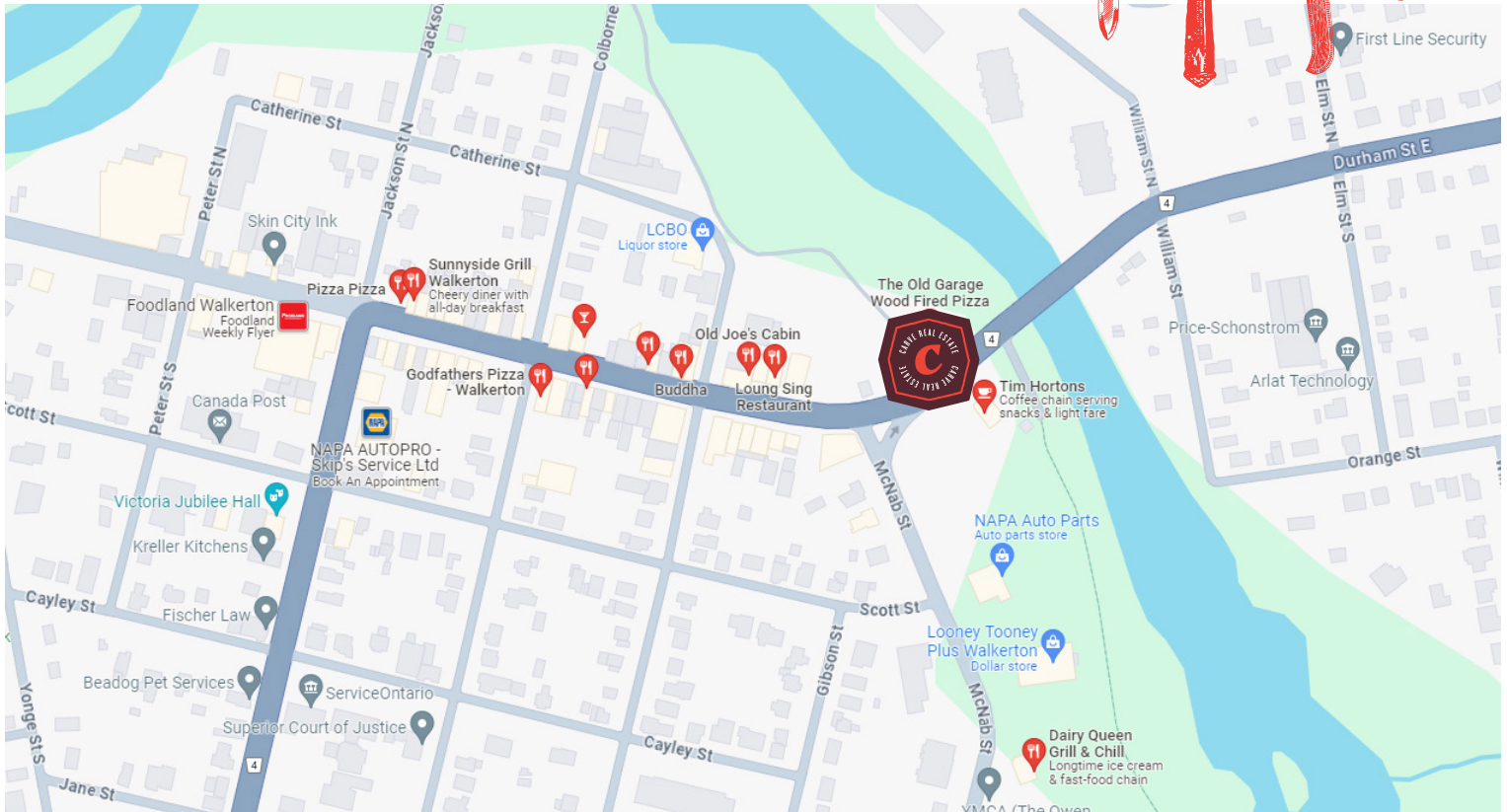


**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com  
carverestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002)





## 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 ft<sup>2</sup> (0.891 ac)



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com  
carverestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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