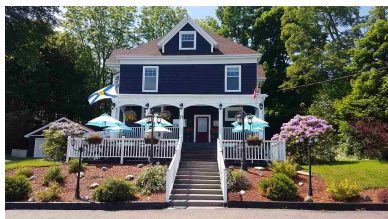


LISTING DETAIL - COMMERCIAL



MLS # 201921328
PID # 00958496
Listing Status ACTIVE
Type Other
Address 71 Stellarton Road
Address 2
Community New Glasgow
Province NS
Postal Code B2H 1L7
Region Northern Region
Listing Price \$629,000



GENERAL

SUB-TYPE	Restaurant	Waterfront	No	Who Pays-Heating	Owner
Approx Total Acres		Water Type		Who Pays-Property Taxes	Owner
Building Dimensions		Water Frontage Units		Who Pays-Business Taxes	Owner
Prop Knwn As/Bdy of Water		Water Frontage Meas		Who Pays-Electric	Owner
Lot Size	20,800 sq ft			Who Pays-Water	Owner
Zoning	Commercial			Who Pays-Insurance	Owner
Title to Land	Freehold			Who Pays-Interior Maint	Owner
Lease Type					
Garage	Yes	RENTAL TYPE	NET RENTABLE AREA	RENTAL RATE	OCCUPANT
Parking	Yes				LEASE EXPIRY
Number of Floors	3				
Approx Year Built	1880				
Outside Dimensions	38x32+30x24				

FEATURES

FOR SALE/FOR LEASE Building and Land, For Sale Only	CONSTRUCTION Wood Frame	UTILITIES Cable, Electrical, Municipal Water, Sewer, Telephone
PROPERTY SIZE Under 0.5 Acres	BUILDING FEATURES Partially Fenced, Lighting, Outside Storage, Wheelchair Accessible	RENTAL EQUIPMENT Propane Tank
DRIVEWAY/PARKING Circular, Parking Spaces(s), Paved	BUILDING AMENITIES Air Conditioning, Laundry Facilities, Living Accommodations, Security System	FIRE PROTECTION Alarm, Smoke Detector, Other Fire Protection
FLOORING Wood, Other	HEATING/COOLING TYPE Furnace, Heat Pump -Ductless, Hot Water, Radiator	SITE INFLUENCES Shopping Nearby, Sloping, Visual Exposure, High Traffic Location
ROOF Asphalt Shingle	FUEL TYPE Oil, Propane	

PROPERTY OVERVIEW

Welcome to this beautiful Restaurant in New Glasgow. This Victorian Style house was originally built by a sea captain in 1880. In 2006 it was by the current owner extensively renovated/restored to its old world charm and transformed in to the Hebel's Restaurant known near and far for its fabulous food. This is a true turnkey operation. The seller is open 5 evenings a week, and stopped serving lunch 5 years ago. Seller is ready to retire. He is ready to pass this business on to a new owner that has the drive and energy to run it full speed. The restaurant features 2 dining rooms, a cozy bar and a large outdoor dining area. The kitchen is fully equipped and ready to serve the licensed 104 seats. On the second floor you will find a separate office and a very generous owner's suite with a large living room, kitchen, full bath



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