

**LISTING DETAIL - COMMERCIAL**



**MLS #** 201908093  
**PID #** 60178555  
**Listing Status** ACTIVE  
**Type** Other  
**Address** 10117 Highway 3  
**Address 2**  
**Community** Martins Brook  
**Province** NS  
**Postal Code** B0J 2C0  
**Region** South Shore  
**Listing Price** \$319,000



**GENERAL**

**SUB-TYPE** Restaurant  
**Approx Total Acres** 1.10  
**Building Dimensions** 30 x 30  
**Prop Knwn As/Bdy of Water**  
**Lot Size** 47000 sq ft  
**Zoning** Rural  
**Title to Land** Freehold  
**Lease Type**  
**Garage** No  
**Parking** Yes  
**Number of Floors**  
**Approx Year Built**  
**Outside Dimensions**

**Waterfront** No  
**Water Type**  
**Water Frontage Units**  
**Water Frontage Meas**

**Who Pays-Heating** Owner  
**Who Pays-Property Taxes** Owner  
**Who Pays-Business Taxes** Owner  
**Who Pays-Electric** Owner  
**Who Pays-Water** Owner  
**Who Pays-Insurance** Owner  
**Who Pays-Interior Maint** Owner

**RENTAL TYPE**      **NET RENTABLE AREA**      **RENTAL RATE**      **OCCUPANT**      **LEASE EXPIRY**

**FEATURES**

**FOR SALE/FOR LEASE** Building and Land, For Sale Only  
**PROPERTY SIZE** 1 to 2.99 Acres  
**DRIVEWAY/PARKING** Gravel, Paved  
**FLOORING** Wood  
**ROOF** Asphalt Shingle

**CONSTRUCTION** Brick  
**BUILDING FEATURES** Wheelchair Accessible  
**BUILDING AMENITIES** Air Conditioning, Public Washrooms, Security System  
**HEATING/COOLING TYPE** Baseboard, Radiant  
**FUEL TYPE** Electric

**UTILITIES** Cable, Electrical, Septic, Telephone, Well  
**RENTAL EQUIPMENT** Other  
**FIRE PROTECTION** Alarm, Smoke Detector  
**SITE INFLUENCES** Cleared, Treed, Visual Exposure, Corner Site, High Traffic Location, Public Parking

**PROPERTY OVERVIEW**

Welcome to the Old Black Forest Café and Gasthof. This restaurant is operated very successfully by the current owners for 22 years and now it is time to pass the apron and the cooking spoon to a new energetic owner. Over the last few years, the restaurant was open seasonally for evening service and afforded the owner the ability to travel in the winter. There is a very strong demand to serve lunch again as had been done for many years before. The well-known restaurant has lots of potential for growth, such as lunches, brunches and extending the open season. The seller is handing over this great opportunity as a turnkey business, is open to training the new owner and making all the necessary introductions with suppliers and tradespeople. With over an acre of land you can add a guest house with rooms



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