

Alycia Dawson
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23 Main Street

Stony Mountain, MB

\$299,900 | 2 BATHS | 1,604 SQFT | LOT SIZE: 62' x 154'

Turn-Key Restaurant Opportunity in Stony Mountain



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Opportunity awaits at 23 Main Street in the heart of Stony Mountain! Currently operating as a restaurant, this corner lot commercial property comes fully equipped and ready for its next owner. Featuring huge windows in the dining area that fill the space with natural light, this property offers excellent visibility and a welcoming atmosphere for customers.

The building features wood frame construction, forced air electric heating, central air conditioning, two washrooms, a fire alarm system, security system, and plenty of storage space. Restaurant equipment and appliances are included, making this a fantastic turn-key opportunity for entrepreneurs, investors, or anyone looking to bring their business vision to life.

With tons of on-site parking and a prime Main Street location, this property offers outstanding potential for a restaurant, café, diner, or other commercial venture. A rare opportunity to own a fully set up commercial space in a growing community!

SPECIFICATIONS

- Style: Commercial
- Age: Older
- Gross Taxes: \$6,445.45

MEASUREMENTS

Lobby: 17.42 x 12.42

Restaurant (Dining): 24.17 x 14.58

Storage Area: 14.17 x 12.83

Bathroom: Sink & Toilet

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Pantry: 4.50 x 5.75

Utility Room

Kitchen: 512 sq.ft.

FEATURES

- Property is for sale - not the business
- Community Water
- Community Sewer
- Laminate & Vinyl Flooring
- Forced Air Electric Furnace
- Gas Budget: \$45/mth
- Hydro Budget: \$400/mth
- 200 Amp + 100 Amp Electrical Panels
- 60 Gallon Electric Hot Water Tank
- Stucco Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows

EQUIPMENT

- Doyon Food Warmer - Model#: DP 18, Serial#: 12225
- Slice Warmer (Inside parts missing)
- Standing Fridge w/ Freezer Single Door
- Display Cooler Fridge for Pops (Sliding Door) - GDM 37, Serial #: 893283
- Lincon Electric Pizza Oven - Model#: 1131-000-u-KF006, Serial#: 2411240001
- Intertek Pizza Prep - Refrigerated 70" - Model#: MSF8304
- Intertek Pizza Prep - Refrigerated 48" - Model#: CSDR2-48VC
- CPG Single Burner Gas
- Garland Commercial Gas Griddle
- US Range Stainless Steel Gas Range w/ 6 Burners
- Frymaster Gas Single Fryer - Model#: GF14SD, Serial#: 9606FM0396
- Henny Penny 600 Pressure Fryer
- Bunn Coffee Machine - Model#: AXIOM-DV-TC
- Avantco MX2 10 Litre Dough Mixer
- Omcan Double Stacked Baking Oven
- Double Door Stainless Steel Refrigerator - Model#: T-49, Serial#: 7673402
- Hisense 10" Chest Freezer
- Pizza Prep Refrigerator 48" (Spare - Not Working)
- Fagor Dishwasher (Never used, might not be working)
- Captiveaire 12 Inch Canpee (Inspection done - working)
- Front Desk
- All Tables and Chairs