

\$689,000 - 27 Highway 11, Fauquier-Strickland

MLS® #T11991384

\$689,000

0 Bedroom, 0.00 Bathroom, 3,122 sqft

Retail on 0.25 Acres

N/A, Fauquier-Strickland, Ontario

Opportunity knocks with Depanneur Groundhog Confectionery, a well-established, multi-functional business that serves as the heartbeat of the Fauquier community. Ideally positioned along Highway 11, this corner store and restaurant is the only business of its kind in the area, attracting both loyal local customers and steady highway traffic from travelers along the Trans-Canada route. With multiple revenue streams and a strong reputation, this is a turnkey investment for an entrepreneur or a family looking to operate a thriving business together. At its core, this convenience store provides a full range of essential products, including food, snacks, beverages, goods, lottery tickets, alcohol, beer, and tobacco, ensuring steady foot traffic from the community. It also operates as a Canada Post outlet, offering a vital service to residents. Customers keep coming back for its famous freshly made submarines, and during the summer months, the soft-serve ice cream is a must-have treat. The store also features a selection of homemade frozen meals, catering to those looking for delicious, ready-to-serve options. Adding to its success, the property includes a full-service restaurant, open six days a week and equipped with a functional commercial kitchen to prepare high-quality meals. This space is not only a favorite among locals but also generates additional revenue through catering services, further expanding its business potential. An attached garage provides additional storage, while the



basement features multiple rooms, a full bathroom, and extra storage areas, making it a versatile space for any additional usage. Both the store and restaurant have their own customer washrooms, ensuring convenience for visitors. Whether youre an ambitious entrepreneur ready to take on a thriving operation or a family looking for a rewarding venture, this Northern Ontario gem is worth exploring. Contact us today and take the next step toward owning this incredible business. (id:6289)

Essential Information

Listing #	T11991384
Price	\$689,000
Bathrooms	0.00
Square Footage	3,122
Acres	0.25
Type	Retail

Community Information

Address	27 Highway 11
Subdivision	N/A
City	Fauquier-Strickland
Province	Ontario
Postal Code	P0L1G0

Amenities

Parking Spaces	6
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX CROWN REALTY (1989) INC
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