

\$2,199,000 - 839 Erie Street E, Windsor

MLS® #X11964835

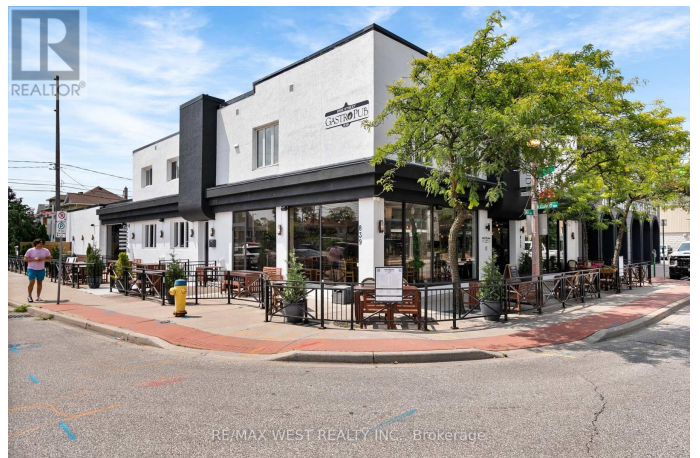
\$2,199,000

0 Bedroom, 8.00 Bathroom, 9,604 sqft

Retail on 0.00 Acres

N/A, Windsor, Ontario

Fantastic opportunity to buy this building and successful pub/bistro located in the heart of Windsor's historic Walkerville and Via Italia. This is one of Windsor's most vibrant neighbourhoods with high pedestrian and vehicular traffic. This is a turn-key opportunity that's perfect for the experienced restaurateur and investor. The price includes the building, business, and an extensive list of chattels and fixtures. The menu features Asian fusion, elevated pub food, as well as vegan, vegetarian, and gluten-free options. LLBO License for a total of 294 people (147 indoors and 147 on the patio). The main dining room is bright and welcoming and features a large bar, and 4 unisex bathrooms. Additionally, there is a private party room that accommodates up to 49 people, making it perfect for various functions. There is also a separate licensed cafe with its own separate entrance and patio serving Asian-style drinks and Canadian and Italian-style baked goods and desserts. Your kitchen staff will certainly enjoy working in the huge kitchen with lots of prep room and a walk-in refrigerator. There is also a large natural gas bakers oven that is perfect for anyone looking to expand their baking business, whether it be breads or other delicious pastries and sweets. The basement provides plenty of storage space, along with an office and a walk-in refrigerator. The 2nd floor offers a beautifully renovated and massive 4-bedroom apartment with 2 separate rooftop patios and a large terrace. The modern



kitchen features high-end "smart" appliances. The apartment could easily be converted to 2 separate apartments. The business premises and the residential apartment are equipped with "smart automation and connectivity," including the heating & air-conditioning systems, lighting, audio/video, blinds, locks, security system, camera, etc.*** Please do not go direct or speak with employees under any circumstances *** (id:6289)

Essential Information

Listing #	X11964835
Price	\$2,199,000
Bathrooms	8.00
Square Footage	9,604
Acres	0.00
Type	Retail

Community Information

Address	839 Erie Street E
Subdivision	N/A
City	Windsor
Province	Ontario
Postal Code	N9A3Y5

Amenities

Amenities	Public Transit
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	53 x 106 FT
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Listing Details

Listing Office	RE/MAX WEST REALTY INC.
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