

\$619,000 - 256 East Main Street, Welland (welland Downtown)

MLS® #X12268015

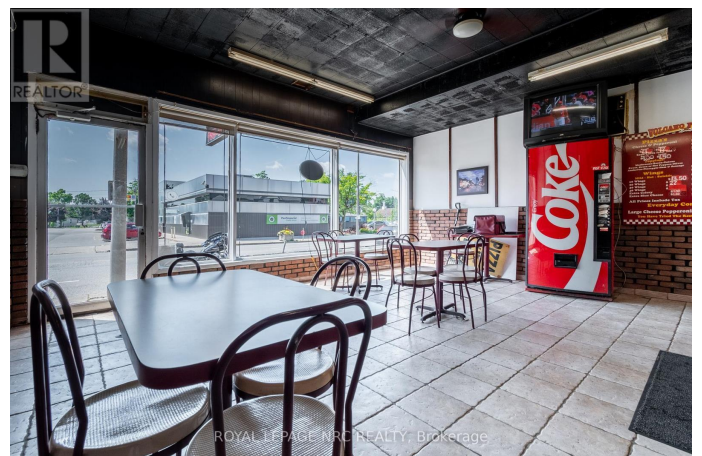
\$619,000

0 Bedroom, 0.00 Bathroom, 2,303 sqft

Business on 0.00 Acres

768 - Welland Downtown, Welland (welland Downtown), Ontario

Own a Piece of Welland's Culinary Legacy: Volcano Pizzeria Business & Property for Sale. This is a unique opportunity to acquire Volcano Pizzeria, a highly successful and beloved institution in Welland, Ontario, along with its commercial property, which includes an income-generating rental apartment. For over 40 years, Volcano Pizzeria has been a community cornerstone, renowned for its exceptional homestyle pizza and a loyal customer base. Volcano Pizzeria is more than just a business; it's a well-established legacy. With four decades of operation, it boasts a strong brand presence and a reputation for delicious pizza. The sale includes: Proven Success, Time-Tested Recipes, Diverse Menu, Established Operations and all essential kitchen equipment, fixtures, and operational assets are included, allowing for a seamless transition. A new owner can infuse fresh energy, enhance marketing, and optimize operational efficiencies to further boost this already thriving business. This offering includes the valuable commercial real estate where Volcano Pizzeria operates, providing long-term appreciation potential and investment security. Key property highlights include Strategic Location, Growth Potential, Investment Security and an Income-Generating Rental Apartment. Adding significant value, the upper level of the property features a 3-bedroom,



1-bathroom rental apartment with a patio and an existing tenant. This unit provides an attractive and immediate income stream, enhancing the overall profitability of the acquisition. It also features a private deck and parking. Important Note: The neighbouring property has a right-of-way on the side alley.Do not approach business/seller directly or disrupt ongoing business. The apartment is tenanted and will not be available during preliminary/initial showings. (id:6289)

Essential Information

Listing #	X12268015
Price	\$619,000
Bathrooms	0.00
Square Footage	2,303
Acres	0.00
Type	Business

Community Information

Address	256 East Main Street
Subdivision	768 - Welland Downtown
City	Welland (welland Downtown)
Province	Ontario
Postal Code	L3B3W9

Amenities

Features	Irregular lot size
Parking Spaces	2

Interior

Appliances	Dryer, Washer
Heating	Natural gas Forced air
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=38 x 99 FT ; Lot size irregular
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Listing Details

Listing Office

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