

\$399,999 - 224 Graham Road, West Elgin (west Lorne)

MLS® #X12418092

\$399,999

0 Bedroom, 0.00 Bathroom, 2,219 sqft

Business on 0.00 Acres

West Lorne, West Elgin (west Lorne), Ontario

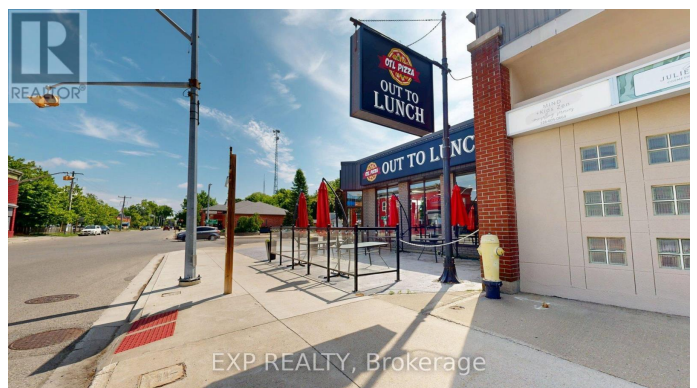
Incredible Value Very Low Rent + Bonus 700 SF Unit Included at No Extra Cost: Seize the opportunity to own a highly profitable and long-standing pizza restaurant in the heart of West Lorne. The affordable lease recently renewed through 2033 includes a separately metered 700 SF commercial unit at no additional rent, offering endless potential for launching a second business or generating rental income while keeping overhead low. Out to Lunch Pizza has proudly served the community for over 16 years and enjoys loyal support from local schools, churches, the medical centre, and the West Lorne Minor Hockey Association. Recently renovated, the restaurant features two outdoor patios and a liquor-licensed indoor dining area the only licensed establishment in town providing a unique competitive advantage. The sale includes all equipment, including commercial-grade pizza ovens, flat top grills, and fryers. Currently operating just six days a week, there's significant upside to grow revenue by introducing delivery (frequently requested), launching online ordering, opening for breakfast and on Sundays, and utilizing the existing tap beer system. There's also untapped potential to host live music events and build a social media presence, as the business currently has no online marketing or social platforms in place. With strong financials, consistent catering demand, deep community roots, and multiple growth avenues, this is a rare chance to acquire a



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turnkey restaurant with proven performance and excellent future potential. Financials available upon request with a signed confidentiality agreement. (id:6289)

Essential Information

Listing #	X12418092
Price	\$399,999
Bathrooms	0.00
Square Footage	2,219
Acres	0.00
Type	Business

Community Information

Address	224 Graham Road
Subdivision	West Lorne
City	West Elgin (west Lorne)
Province	Ontario
Postal Code	N0L2P0

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	67.5 x 132 FT
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Listing Details

Listing Office	EXP REALTY
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