

\$1,100,000 - 45073 Cabot Trail, North Shore

MLS® #202521459

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Business on 1.50 Acres

North Shore, North Shore, Nova Scotia

Your opportunity to own a well-known and highly regarded business on the Cabot Trail. This thriving and profitable café/restaurant has built a strong reputation, operating seasonally with proven success and profitability. The café is a favourite for locals and visitors alike, with amazing water views, welcoming space and delicious menu plus bakery items. Space allows for seating 35+ in the dining room along with an additional 32+ seats on the covered deck. Outdoor seating includes picnic tables, allowing patrons to enjoy take-out with the spectacular views. The kitchen is fully equipped and is all included in the sale as a turn-key ready-to-operate business. Recent upgrades add tremendous value, including a newly installed septic system designed to handle the restaurant's current capacity as well as future growth. This future growth may include five additional cabin rentals or housing accommodation. One, newly built, year-round cottage is in place and the upper level of the restaurant also features a spacious two-bedroom apartment with its own deck, offering flexible use as an owner's residence, staff housing, or additional rental potential. With opportunity to build up to five more cottages on site, you have further income possibilities. This business is seeing year-over-year growth, a loyal customer base, and virtually no nearby competition. The Clucking Hen Café offers an exceptional turnkey opportunity for its new owner. Located in a vibrant area within walking distance of two



popular artisan shops, this property provides a well-maintained building, thriving business and multiple avenues for income expansion.
(id:6289)

Essential Information

Listing #	202521459
Price	\$1,100,000
Bathrooms	0.00
Acres	1.50
Type	Business
Sub-Type	Freehold

Community Information

Address	45073 Cabot Trail
Subdivision	North Shore
City	North Shore
Province	Nova Scotia
Postal Code	B0C1H0

Amenities

Amenities	Air Conditioning, Laundry Facility, Living Accommodation
Parking	Gravel, Parking Space(s), Visitor Parking
View	Ocean view

Interior

Cooling	Heat Pump
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Exterior

Construction	Wood frame
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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