DUCKWORTH
REAL ESTATE

Magnolia's Grill on the Lunenburg Waterfront

C $650,000; US +/-$489,000; € +/-439,000

With its large deck overlooking the Lunenburg waterfront, Magnolias has been successfully serving the locals and tourists for the past 30 years. It is also a favourite eating place for a long list of celebrities visiting Old Town Lunenburg, a UNESCO World Heritage Site and home port of the schooner Bluenose. And no wonder, it has been recommended in "Where to Eat in Canada" every year for the past 28 years, longer than any other restaurant in Canada. The funky east coast atmosphere, the great food and the excellent service keep them coming back. This offering includes the land, the 2 ½ storey building (plus walk-out lower delivery level), the fully equipped and operating restaurant and a two storey apartment above. The sellers are prepared to sell the total package, or sell just the operating restaurant business for $275,000. Contact the listing agent for a Feature Sheet and itemized list of restaurant equipment.

Reference Number: C-0008
MLS: 201716957
PID: 60063229
Address: 128-130 Montague Street, Lunenburg, NS
Directions: From Halifax, take Hwy. 103 to Exit 10 or 11. Follow the signs to Lunenburg. Montague Street is one street up and parallel to the waterfront.
Building Size: 35'10 x 23'8 + 21'7 x 8'6 (2,300 sq.ft. plus lower level of 570 sq.ft.)
Land Size: 1,076 sq.ft.
South Facing Deck: 24' X 12'6
Electric Service: 200 amps
Roofing: Asphalt shingles – bar area (2012), half of main roof (+/-2005)

MAIN FLOOR: Room Sizes: Dining Area: 19'6 x 15'8; Bar Area: 8' x 21' 7; Deck: 24' x 12'6; Kitchen Area: 14'8 x 14'3 + 5'10 x 5'6; Bathroom: 4'4 x 3'6 (2 piece); Bathroom: 7'2 x 3'8 (2 piece).
LOWER LEVEL: 30'2 x 19'3 = 570 sq.ft.
SECOND FLOOR APARTMENT WITH FABULOUS VIEW OF THE HARBOUR: Living Room: 13'6 x 11'9; Dining Room: 13'9 x 9'10; Kitchen: 13'6 x 11'8; Bathroom: 13'6 x 6'1 (4 piece).
THIRD FLOOR WITH EVEN BETTER VIEW OF THE HARBOUR(finished and unheated): Bedroom: 13'9 x 11'9; Bedroom: 134'9 x 11'9.
Age: 1872 years old

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