

When The Moon Hits Your Eye!

THAT'S AMORE

15 Mill St E, Elora NOB 150



ASKING \$498,000

**PIZZA RESTAURANT WITH
BREATHTAKING LOCATION ON
THE BANK OF GRAND RIVER, IN
DOWNTOWN ELORA.**

- FEATURES TWO WOOD BURNING PIZZA OVENS (ONE INDOORS & ONE ON PATIO)
- NET RENT \$3,5390 + TMI \$1,500
- CURRENT LEASE EXPIRES DECEMBER 2024
- 5 YEAR RENEWAL OPTION
- LLBO 60 INTERIOR & 110 PATIO
- FULL USE OF SIZEABLE PROPERTY, INCLUDES SHED THAT CAN BE TRANSFORMED INTO ADDITIONAL REVENUE STREAM
- CATERING EVENTS BOOKED INTO 2023 (CAN BE ASSUMED)
- BEAUTIFULLY APPOINTED TOP FLOOR BRIDAL SUITE
- EXCELLENT REPUTATION - PLENTY OF GOOD WILL - STEADY BUSINESS FROM ELORA MILL HOTEL & SPA

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED. CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.



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