



# 276 PHILLIP STREET

TIGNISH, PE  
ESTABLISHED RESTAURANT FOR SALE

# WHERE TASTE MEETS TRADITION

**EMBRACE THE CHANCE TO OWN  
THIS CHARMING AND ESTABLISHED  
RESTAURANT IN TIGNISH, P.E.I.**

Situated on a bustling corner just beyond Tignish's main hub, discover a local treasure. Since 2017, "Our Family Traditions" has been serving up homestyle cooking in a cozy, welcoming setting. With its friendly atmosphere and hearty, locally inspired dishes, this spot attracts both regulars and newcomers looking for a taste of authentic tradition.

Own a slice of local flavour, where each meal tells its own story and every visit feels like coming home.







# HIGHLIGHTS

- **Prime Location:** Nestled within the town of Tignish, Prince Edward Island, this full-service restaurant offers a central and convenient destination for locals and visitors alike.
- **Comprehensive Sale Package:** The total sale encompasses not only the business itself but also includes all equipment and real estate, providing a seamless and comprehensive investment opportunity.
- **Turn-key Operation:** Experience the ease of ownership with this turnkey opportunity. Acquire a fully operational restaurant, ensuring a smooth transition for new owners looking to step into a new venture.
- **Well-Preserved Ambiance:** Step into a well-maintained property boasting a warm and inviting atmosphere that sets the stage for an incredible dining experience.
- **Strategic Frontage:** Benefit from excellent frontage along a main thoroughfare in the town. This prime location maximizes visibility and vehicle traffic, contributing to the restaurant's overall success.
- **Spacious Dining Area:** Enjoy a spacious dining area that not only accommodates a large number of patrons but also allows for an efficient layout and workflow. The design enhances the overall dining experience for both guests and staff.









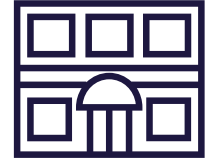


# LOCATION OVERVIEW



## NATURE

Gateway to the Confederation Trail, a 410 km trail developed on abandoned railway beds



## WELL LOCATED

High exposure intersection, with great visibility from the Veteran's Memorial Highway



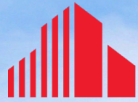
## CONVENIENT TRAVEL

Accessible property with access to Veterans' Memorial Highway, allowing for direct travel to and from Summerside & Charlottetown

## GREAT EXPOSURE







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