



**CUSHMAN &
WAKEFIELD**

Atlantic



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.





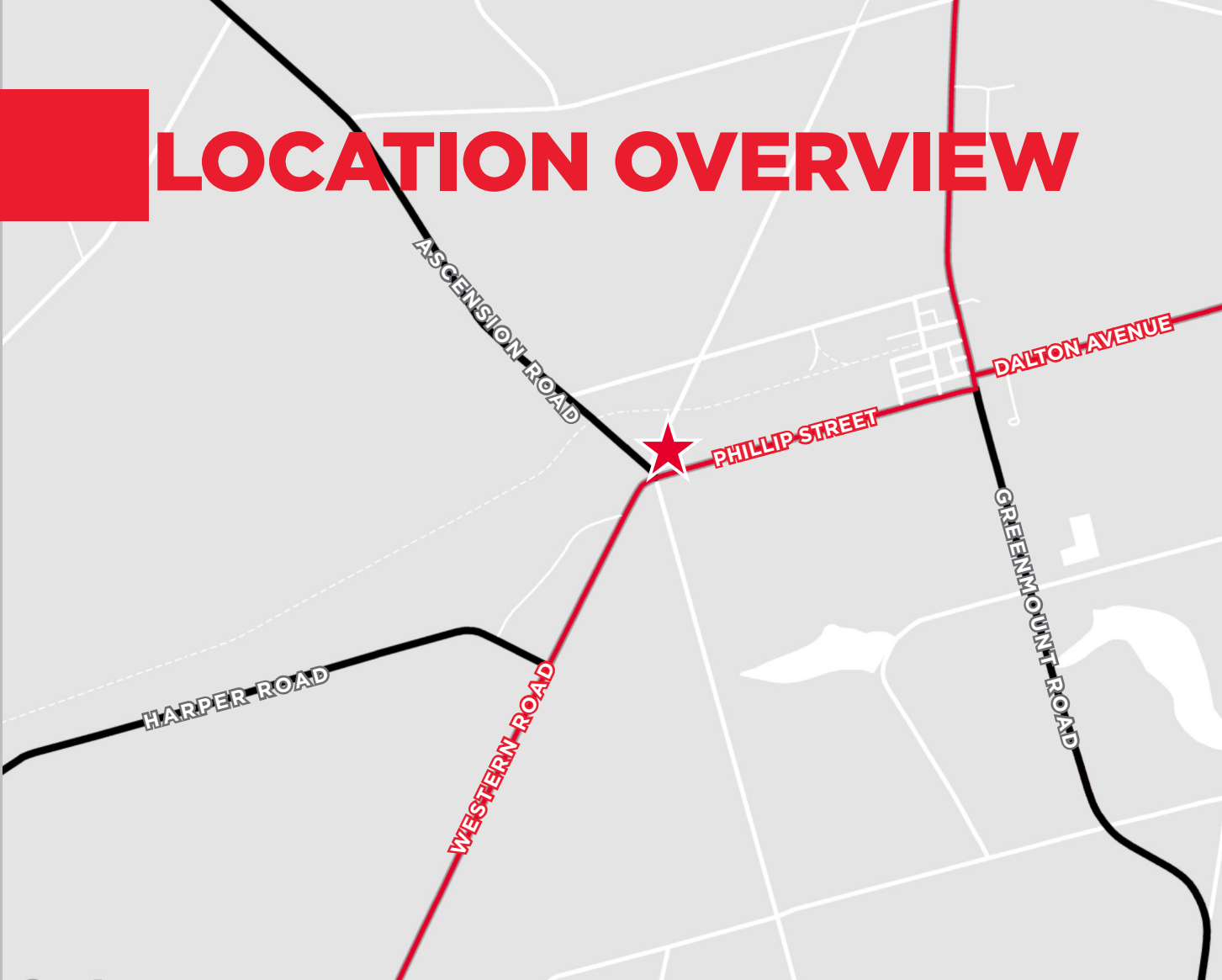
HIGHLIGHTS

- **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.
- **Well-Preserved Ambiance:** Step into a well-maintained property boasting a warm and inviting atmosphere that sets the stage for an incredible dining experience.
- **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.
- **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.
- **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.
- **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.



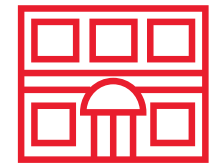


LOCATION OVERVIEW



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

