



*ESTABLISHED RESTAURANT,
BAKERY, & BAR FOR SALE*

1345-1355 HAMMONDS PLAINS ROAD

HAMMONDS PLAINS, NS

LEGACY ON HAMMONDS PLAINS: TURNKEY BUSINESS & REAL ESTATE OPPORTUNITY

Cushman & Wakefield Atlantic is pleased to present this rare opportunity to acquire the thriving Edible Matters Food Company, along with its associated real estate. This comprehensive offering includes a well-established restaurant, bakery, and bar, as well as an adjacent single-family home. With a prime location and extensive property improvements, this package is ideal for investors or business owners looking to expand with an established and turnkey operation.





OPPORTUNITY OVERVIEW

This exceptional offering provides a rare chance to acquire a fully operational business with a strong reputation, strategically located on Hammonds Plains Road. Edible Matters Food Company presents multiple revenue streams, combining a thriving bakery, restaurant, and bar, alongside a well-maintained residential property. With recent upgrades, including new septic systems and heat pumps, the property is move-in ready and offers immediate potential for growth. Whether you are an investor seeking a diversified portfolio or a business owner looking to expand, this opportunity provides the perfect blend of stability and future upside.

HIGHLIGHTS

- **Comprehensive Sale:** Includes both the Edible Matters business and real estate (restaurant, bakery, bar, and residential home).
- **Turnkey Operation:** Fully equipped with all necessary commercial kitchen appliances, furniture, and inventory.
- **Multiple Revenue Streams:** Restaurant, bakery, catering services, and potential rental income from the residential property.
- **Recent Upgrades:** Extensive property improvements, including new septic systems (2023) and heat pumps (2023 & 2024)
- **Strategic Location:** Situated on Hammonds Plains Road, offering high visibility and accessibility.

1345 HAMMONDS PLAINS ROAD



VRITUAL TOUR

COMMERCIAL PROPERTY

This versatile commercial property spans three levels, offering a total of 5,059 square feet. It has been meticulously maintained and upgraded, featuring a modern commercial kitchen, bakery, dining areas, and a fully licensed bar. The building's design, with vaulted ceilings, skylights, and high-end finishes, creates an inviting atmosphere for patrons, while recent improvements ensure it's equipped for smooth operation.

BUILDING FEATURES

Building Size:	5,059 SF	Structure:	Wood frame w/ cedar exterior
Site Area	18,614 SF	Foundation:	Reinforced poured concrete
Year Built	2000	Roof:	Pitched gable w/ asphalt shingles
PID #	00421131	HVAC:	Gas-fired furnace, ductless heat pumps, commercial exhaust system
Windows:	Vinyl frame double-glazed	MISC:	Security system, fire alarms, data wiring, exterior decks w/ lighting
Doors:	Insulated steel	Electrical:	100 & 400 amps w/ backup generator
Plumbing:	Full commercial		







1355 HAMMONDS PLAINS ROAD



RESIDENTIAL PROPERTY

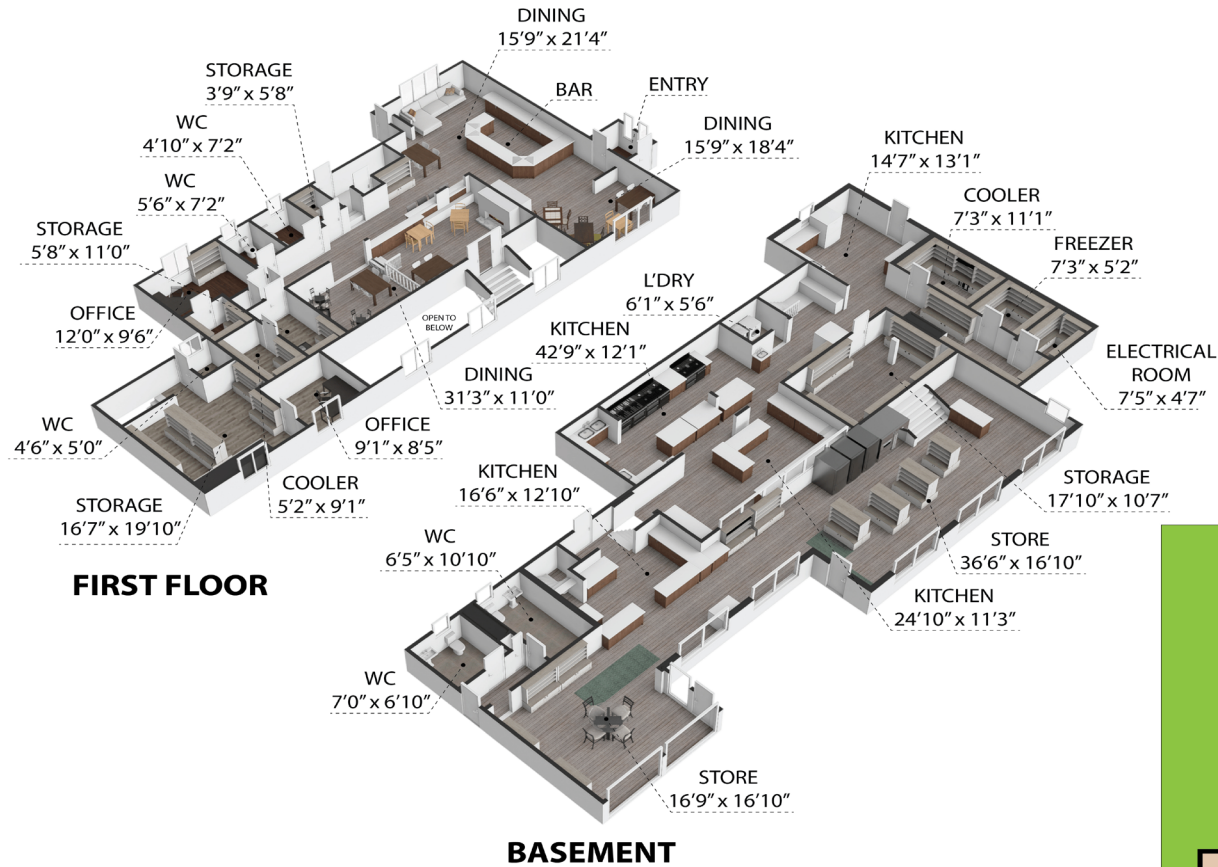
Adjacent to the commercial property, this charming 1,637 square foot single-family home offers versatility as a rental property, owner's residence or future expansion. With recent updates, including a new wood stove, septic tank, and furnace, it provides comfortable living quarters with additional overflow parking for the restaurant

BUILDING FEATURES

Building Size:	1,637 SF
Site Area	15,000 SF
Year Built	1962
PID #	00421123
Storeys:	1.5
Parking:	Overflow parking available for restaurant
Basement:	Partially finished
Potential Uses:	Rental income, owner residence etc.



FLOOR PLAN | SITE PLAN



**1345 HAMMONDS
PLAINS ROAD**

EQUIPMENT LIST

COFFEE STATION:

- BUNN commercial multi grind coffee grinder
- BUNN commercial coffee grinder
- Commercial espresso grinder
- BUNN coffee maker with hot water dispenser
- BUNN hot water tower
- Simonelli dual espresso machine with dual steamers
- Ice-O-Matic ice machine
- 48” Prep fridge
- 18” Wine fridge

BAKERY:

- Commercial bread slicer
- Globe stand mixer
- Commercial bun round/divider
- Double deck full-size propane convection oven
- Full-size dough proofer
- Master-Bilt full-size flash freezer

KITCHEN:

- 48 Gallon Steam-Can steam kettle
- Vulcan steamer
- 2 Deep fat fryers
- 36” Char grill
- 36” Under counter 2 door protein fridge
- 8 Burner propane stove with oven
- 36” Flat top stove with oven
- 36” Large burner stove with oven
- 2 x 48” Line fridges with dual overshelf and heat lamps
- 1 x 60” Line fridge with dual overshelf

- 1 x 48” Prep fridge with wood block top
- Assorted steel prep tables, some with wood block top, some with steel top
- 3 part soup warmer
- Full-size commercial dishwasher with dual pot sinks and tabling

RETAIL:

- 48” Refrigerated retail pastry case
- Single door full-size display retail cooler
- 2 x Single door full-size display retail freezer
- 1 Double door display retail cooler
- 1 x 48” Beverage/to-go display cooler

BAR

- Ice-O-Matic ice maker
- Rotary glass washer
- 72” Back bar fridge
- Bunn coffee maker with hot water dispenser

BUILT-IN EQUIPMENT:

- 1 x Walk-in keg fridge
- 1 X Walk-in Kitchen refrigerator
- 1 x Walk-in kitchen freezer

MARKET SNAPSHOT

Located on Hammonds Plains Road, 1345 & 1355 Hammonds Plains Road benefits from high visibility and accessibility in a thriving community. This prime location combines residential charm with growing commercial activity, making it an attractive destination for both locals and visitors. The area is characterized by its strong support for local businesses and an increasing population base that contributes to steady vehicle traffic and a robust customer base. Recent developments in the area enhance the appeal, providing additional amenities and services that further boost the location's attractiveness



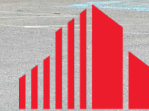
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