

## 82 Montague Street, Lunenburg



### Grand Banker & Brigantine Inn

**\$890,000 +HST**

The Grand Banker & Brigantine Inn are located at the geographic epicenter of Lunenburg tourism, overlooking the Fisheries Museum docks and the busy harbour. Lunenburg is the place to be, and the "Banker" location is the best place to be in Lunenburg! The business opened in 1996 and has been consistently profitable whether operated year-round or seasonally for seventeen years. A rigorous maintenance regime, along with a steady-stream of annual capital upgrades and system improvements (eg., refurbished kitchen 2010, window replacement 2011) renders the property handsomely fresh and physically un-depreciated in its current state. The Brigantine Inn and The Grand Banker Bar & Grill are available (turnkey @ all furnishings) for acquisition on the basis of a purchase of shares of the operating company. The owner will entertain all serious offers, and proposals should clearly state details of equity & payment.



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#### Property Highlights

**Lot Size:** 1923 sq ft

**Style:** 3 Storey

**Floor Space:** 4568 sq ft

**Flooring:** wood, carpet, ceramic tile

**Heating:** electric baseboards, forced air

**Water:** municipal

**Sewer:** municipal

**Parking:** street parking

**Services:** electricity, municipal water, sewer, cable, telephone, high-speed internet

**Features:** wheel chair access, complete turn-key Bar & Grill operation with furnishings.

**Zoning:** General Commercial

**Assessment:** \$309,700 (2013)

**Taxes:** \$7,575

#### Directions

Old-Town Lunenburg, Downtown Commercial District. Look for the Coastal Winds Realty Sign!

#### Listing Agent

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