

45073 Cabot Trail, North Shore, Nova Scotia

DOC 1110



MLS® 202224977

File# 45073 CABO

\$999,000.00 CAD

The CLUCKING HEN CAFE & BAKERY on 1.5 ACRES on the World Famous CABOT TRAIL is the TURN-KEY opportunity you've been waiting for. With its PRIME LOCATION & IMPECCABLE REPUTATION, this business has long been a destination & meeting place for locals & repeat visitors. Inside seating area (seats 32) is open & spacious with natural light from walls of windows OR enjoy the OCEAN VIEW from Covered or Open Deck seating (additional 38 seats). EAT-IN or TAKE-OUT WINDOW. 2 x 1/2 bathrooms. The KITCHEN & BAKE ROOM are MODERN, VENTILATED, SPACIOUS & ORGANIZED. With a separate outside access you can live over the business in a 2 bedroom 1 bath apartment with open kitchen/dining/living area & PRIVATE DECK.. (or think potential rental). Convenient Walk-Out accessed the dry, well-lit basement with STORAGE areas. Garden Shed. LANDSCAPED GROUNDS. Multiple Gravel PARKING. This is your opportunity to take over a successful turn-key business. Live, work and play on the Cabot Trail. Call today for your personal viewing and more information!

Listing Agent

Jenessa Macinnis P: 902-295-7766 E: jenessamacinnis@outlook.com



Property Highlights

Age ±: 66

Dimensions: 49x27+21x5+9x9

Directions

North Shore of Cabot Trail at Clucking Hen.
Civic 45073



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Interested parties are encouraged to seek independent verification of facts presented herein.