

RIVERSIDE TAVERN

FOR SALE

\$995,000

**HISTORIC
CHIPPAWA**

**LIVE/WORK
OPPORTUNITY**

DTZ

NIAGARA

GREG CHEW

**DO YOU
WANT A GREAT
INVESTMENT?**



“ HISTORIC
(CIRCA 1850)
BUILDING
LOCATED IN
PICTURESQUE
CHIPPAWA

RESTAURANT
LICENCED FOR
249 PEOPLE.
TURNKEY
WITH 2-1
BEDROOM
APTS. ”

The Riverside Tavern

8163 Cummington Square East, Niagara Falls

Total square footage 6200_{+/-} retail area is 4050_{+/-}

GC zoning permits waterfront condo development

The Riverside Tavern fronts on Cummington Square in the town centre of Chippawa. It is a historic building, well maintained with recent renovations. It sides onto the Welland River with large dock access and high volume car traffic. It consists of the restaurant with additional licenced cafe space, and two upper apartments which are each 1 bedroom. The business has a top ten trip advisor ranking, drawing both tourists and affluent regular local customers.

It specializes in private party bookings of 30-60 people with gourmet food offerings. The floor layout is perfect for live music, DJ or Karaoke. It has a waterfront patio with a large craft dock directly across the street. The tavern has a variety of revenue streams that include pool tables, ATM, juke box and take out. Monthly whisky nights with food pairings are fully sold out for the season.

Restaurant capacity is 249 people, patio capacity is 93 people.
Annual revenue is available to serious interested parties only.

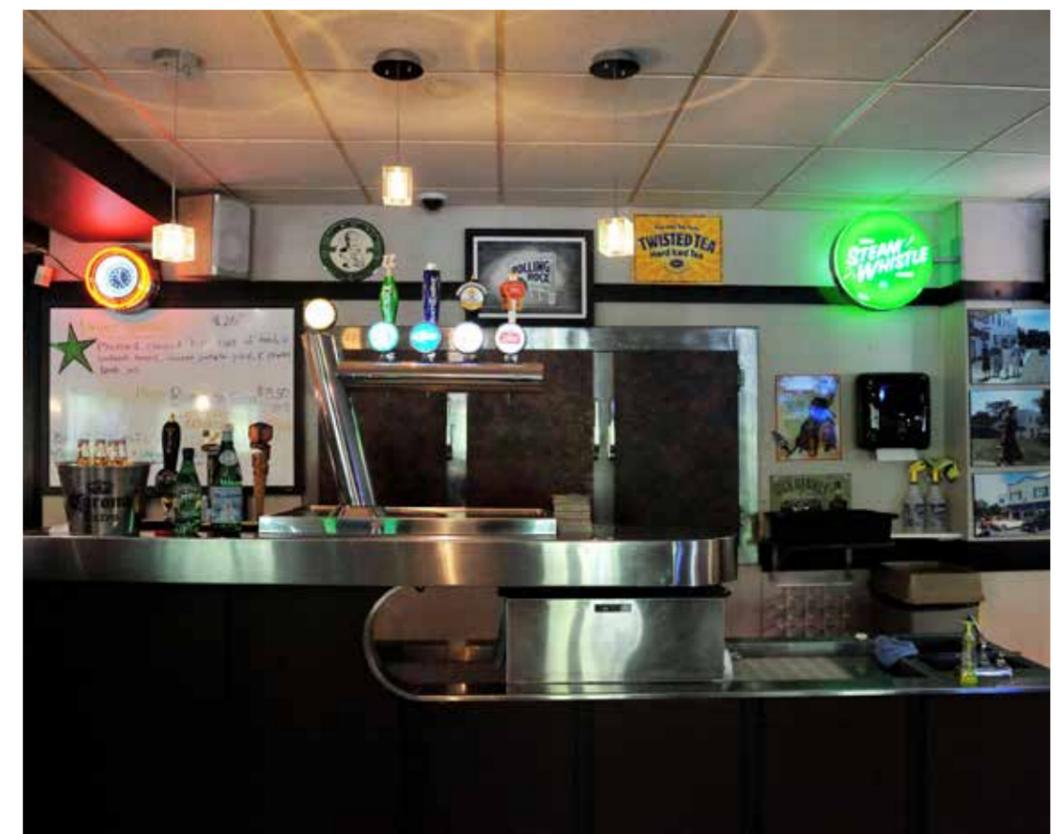


renovated interior

Property tax
\$11,203 /2015
200 amp service
parking on site
alarm system
flat roof 10 yrs

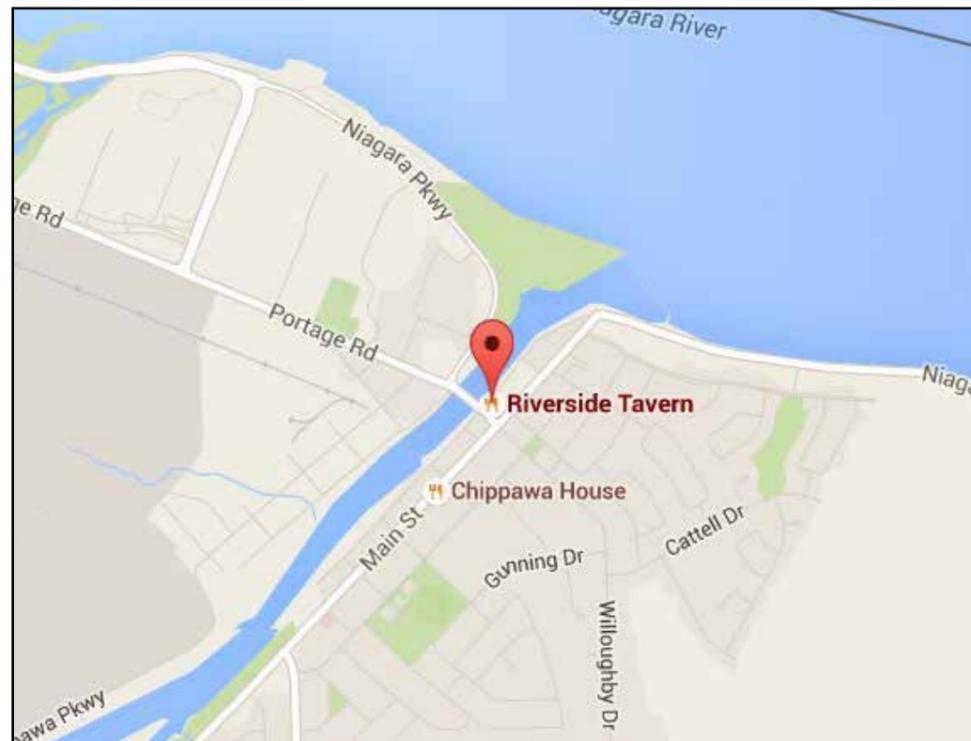


IT'S A GREAT
ATMOSPHERE
FOR DINING IN
OR RELAXING
ON THE PATIO
FOR LOCALS
AND TOURISTS





“THE AREA ATTRACTS TOURISTS WITH ALL IT HAS TO OFFER AND THE TAVERN IS A PERFECT PLACE TO STOP AND HAS HIGH TRAFFICK VOLUME WITH THE LOCAL COMMUNITY



a sense of community

one of the only local restaurants with a great view with the Welland River just across the street creating local flavor





ideal opportunity

upper level has 2-1 bedroom apartments



Greg Chew

 sales representative

Your partner
in real estate
Your best
interests always
Integrity and
dependability

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