

**2470 Sturdies Bay Road, Galiano Island BC Canada**

MLS# 339395 For SALE

**\$575,000**

Unique business opportunity with property. Currently operating as a breakfast and lunch restaurant, but can be open for super trade as well. The property has a self contained 2 bedroom apartment and an attached store that is currently unoccupied. Located steps away from the ferry, this will be a great opportunity for the right owner user. Live in paradise and generate income.

Located on the southwest corner of Sturdies Bay Road and Manzanita Road, less than half a kilometre west of Sturdies Bay Ferry terminal on Galiano Island, British Columbia

The land is frontage 58.77 meters or 193 feet along Sturdies Bay Road and an average depth of 280.42 meters or 920 feet. The gross site area is 0.5 acres or 21,780 sq. ft.



**RAY YENKANA**

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**Specifications**

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Property Tax	6146
Building Sq. Ft.	3600
Zone	C1
Heating	Gas Forced Air, Wood Stove
Exterior	Wood Siding

**Equipment Is As Follows:**

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Downstairs in apartment	Designer propane range & washer & dryer
Laundry Room	High tech water purifying system
Business Kitchen	6 burner propane range with top grill & 2 ovens
	Hood Fan
	Small Glass Door Fridge
	2 toasters & microwave
	New Dishwasher
	3 stainless sinks
	Stainless work station with upper shelves and ceiling pot rack
	Food processor, blender, hand blender
	Walk-in cooler
	1 freezer, fridge, kitchen printer, fan, air conditioner
Bar area	draft beer kegerator, large beverage fridge from Coke
Pos system	2 screen terminals 3 printers by Volante

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