

PRIME RESTAURANT OPPORTUNITIES BEDFORD, NOVA SCOTIA



Two prime locations on Larry Uteck in Bedford are now available.

Only 10 minutes from Bayers Lake and 20 minutes from Downtown Halifax in the fastest growing region in Atlantic Canada, adjacent to Shoppers, Sobeys's, Banks, Goodlife and NSLC.

Great opportunity for an Indian restaurant, Asian food concepts, Neighbourhood Bistro, European casual, Craft Brew Pub, Fresh Take-Out and more!

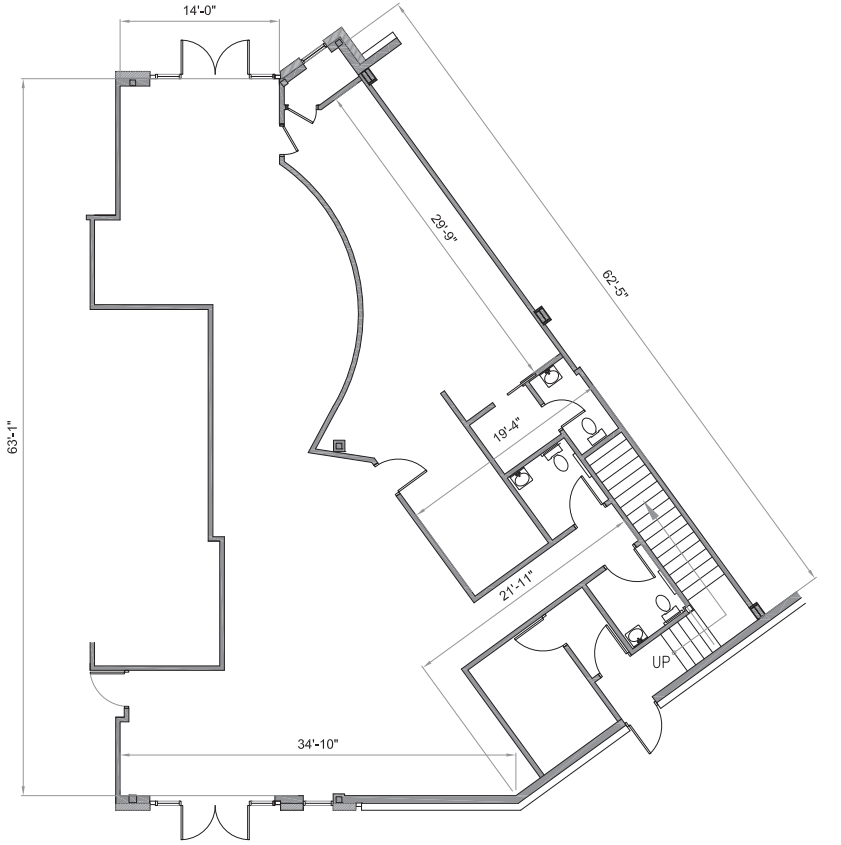
Extremely high traffic and density area with ample parking and signage, patio and many leasehold improvements in place. Attractive lease packages available for your next restaurant location.

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A bright space of **2037 square feet** is now available, with entrances and signage on both sides of the modern building and a permanent sunny patio and washrooms already in place. Suitable for most food concepts for an expansion or relocation. With this high density area and with the future addition of the adjacent Shannex Retirement complex, this location will be a major success with the right concept.



SOUTHGATE VILLAGE

This former well-appointed Sushi and Thai restaurant, measuring **2432 square feet**, is in the heart of South Bedford and adjacent to the fast growing Bedford West community. With quality leaseholds in place you can be open very quickly. Well-appointed features include the booths, bar, private party room and washroom facilities making this an attractive venue for those looking to expand or to open their own restaurant.

