

**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

**RESTAURANT  
FOR SALE**



**MON AMI PIZZA**

151 CHARLES ST W, KITCHENER, ON

# MON AMI PIZZA RESTAURANT FOR SALE

## PROPERTY FEATURES

- Restaurant for sale in the iconic Tanner Building at the corner of Charles St. and Victoria St. in Downtown Kitchener.
- Most fixtures and chattels are included in the sale price.
- Liquor License can be transferred!
- Owners are retiring and will train.
- 30 seat restaurant with additional 22 seat patio.
- Tons of free onsite parking.
- Close to Google building and School of Pharmacy.
- Tenant pays hydro, gas is included in the rent.
- Owner will consider a VTB on the sale of the business for a qualified buyer.
- Neighboring tenants include ABE ERB, Communitech, Plasticity Labs, Velocity, Encircle, Site2Site, Rover Insurance, Billee, Taste at the Tannery.



**SALE PRICE**  
\$120,000.00



**SQUARE FEET**  
1,305 SF



# MON AMI PIZZA RESTAURANT FOR SALE



**DAYTIME  
POPULATION**  
321,833\*

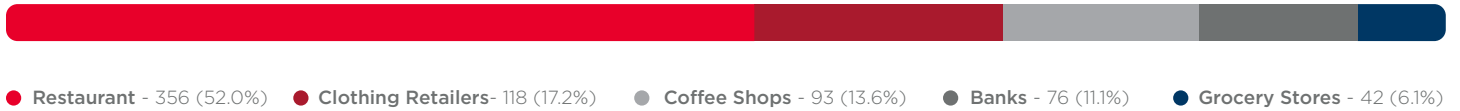


**TOTAL  
POPULATION**  
339,147\*



**AVERAGE  
HOUSEHOLD INCOME**  
\$91,674\*

## RETAIL LANDSCAPE (\*WITHIN 10 KM TRADE AREA RADIUS)

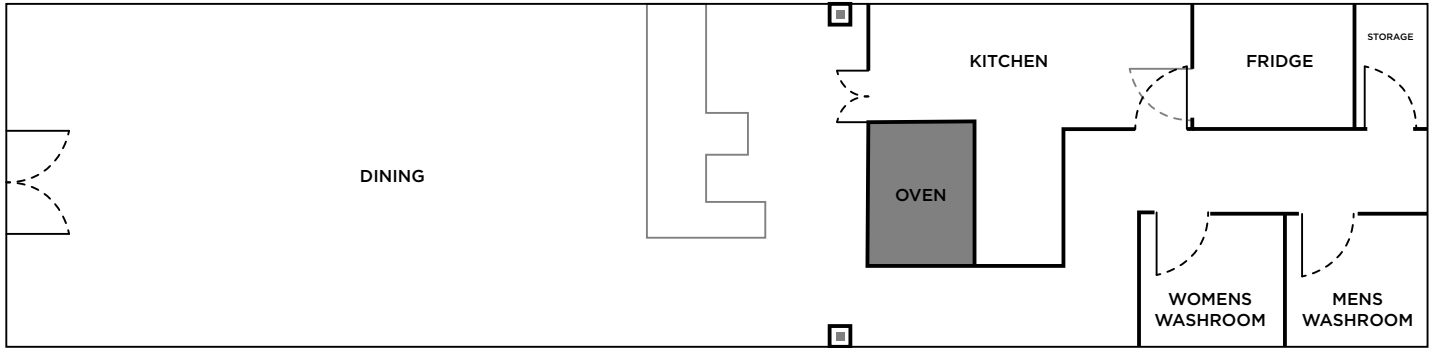


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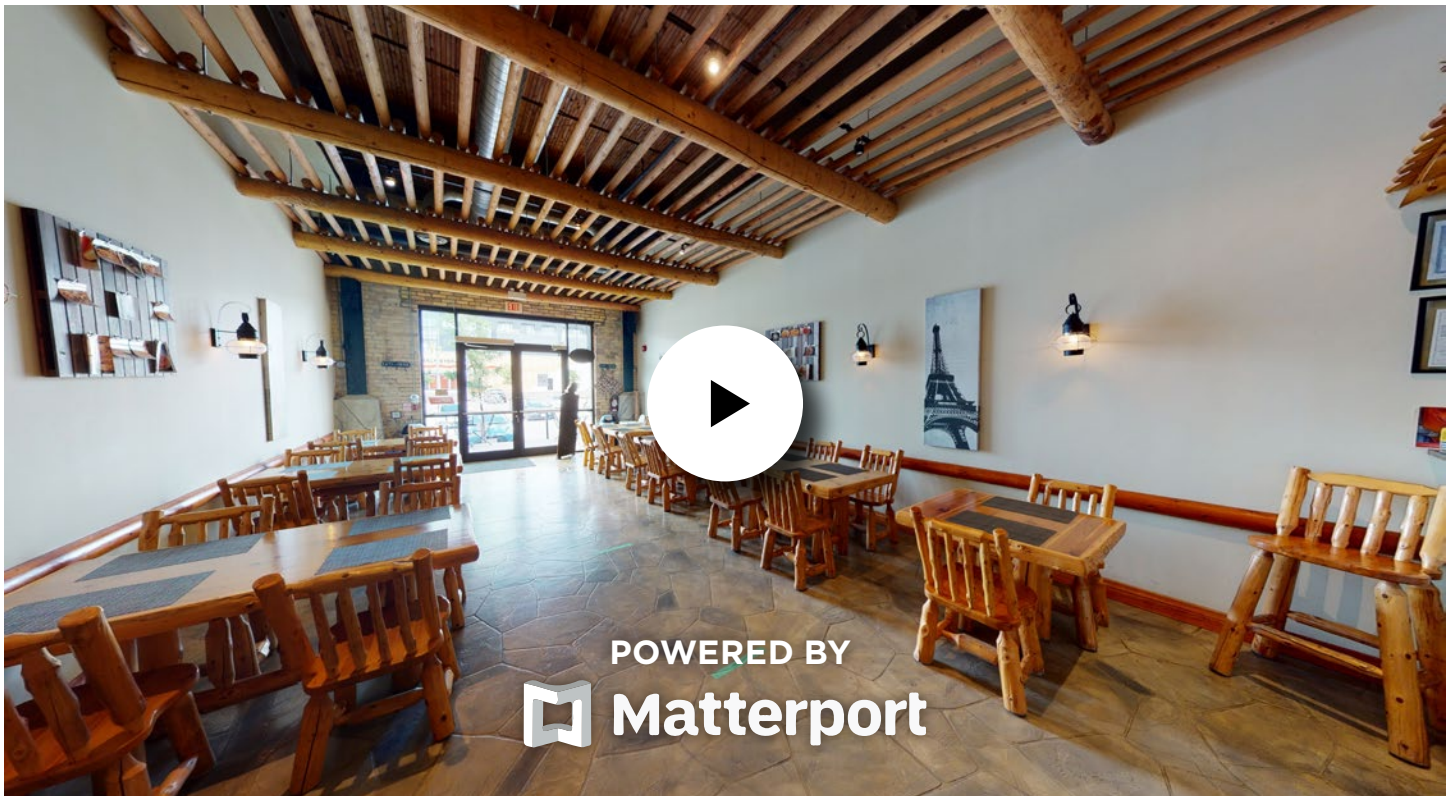
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[EXPLORE THE 3D VIRTUAL TOUR](#)



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 **Matterport**



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For more information, please contact:

**Mary Sojczynski**

Sales Representative, Vice President

+1 519 804 4338

[mary.sojczynski@cushwakewr.com](mailto:mary.sojczynski@cushwakewr.com)

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**Cushman & Wakefield Waterloo Region Ltd., Brokerage**

4295 King Street East, Suite 401

Kitchener, ON N2P 0C6

Phone: 519-585-2200 | Fax: 519-650-5250

**[cushwakewr.com](http://cushwakewr.com)**