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316079 HIGHWAY 6 WILLIAMS FORD

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CHRISTIE'S
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WELCOME TO 316079 HIGHWAY 6 - The Business

The renowned and legendary "Williamsford Pie Company" business is for sale! Being sold in conjunction with the building/land located on a riverfront property (MLS#40022853). This is a live and work-from-home package you have been waiting for! A thriving Bakery & Cafe business located in the heart of Grey County and close to many urban centres. Situated along the busy Highway 6 corridor for optimum exposure. A turn-key operation; the main floor is the famous bakery & cafe + retail area with great highway store frontage and plenty of free parking. Be a part of this piece of history, as the iconic building, built in 1904, with 5400 total square feet, is in excellent condition with a well versed history wall and the bakery hosts Grey County's oldest Canada Post office located on the main floor, allowing you to easily interact with your new community. The upper floor is a spacious and well laid out 2 bedroom suite, with a separate entrance, for an income rental or your personal "Live at Home apartment". The large unfinished basement provides the mechanicals and plenty of storage. Improvements include septic, wiring and plumbing in 2006, new roof membrane in 2009, new propane water boiler, water treatment system, hot water heater and air exchanger in 2016. The business, building and land are to be sold in conjunction with each other. Sale to include branding and the recipes that have made this bakery famous! This is a rare opportunity to own a piece of history. Come and view this well-established and well-run commercial business, and "Eat More Pie", as the locals say!

