

STAND-ALONE RESTAURANT WITH OUTDOOR PATIO & DRIVE-THRU

2,579 SF AVAILABLE

8 Jam Lane

Bedford, Nova Scotia

For Lease CBRE
Restaurant
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CBRE

The Property

Discover an unparalleled commercial real estate opportunity at **8 Jam Lane, Bedford**, featuring an exceptional **2,579 square foot** space meticulously designed for success. This prime location is strategically positioned to elevate your Quick Service Restaurant (QSR), full-service dining establishment, or charming cafe venture, guaranteeing high visibility and a consistent flow of discerning customers.

This **turnkey** property boasts a suite of features engineered for maximum operational efficiency and customer appeal. Capitalize on the invaluable **drive-thru** facility, a proven revenue driver providing unparalleled convenience and expanding your customer reach. The expansive **walk-in freezer** ensures optimal food storage and streamlined inventory management, critical for any high-volume culinary operation. Furthermore, the inclusion of a **generator** offers peace of mind, guaranteeing uninterrupted service and protecting your business against power outages.

This site excels with its ample **on-site parking**, ensuring a seamless experience for every customer. Enhance your establishment's ambiance and expand your seating capacity with an inviting **year-round patio**, perfect for capturing additional revenue and creating memorable dining experiences in every season.



DRIVE-THRU



ON-SITE PARKING



YEAR AROUND PATIO



GENERATOR



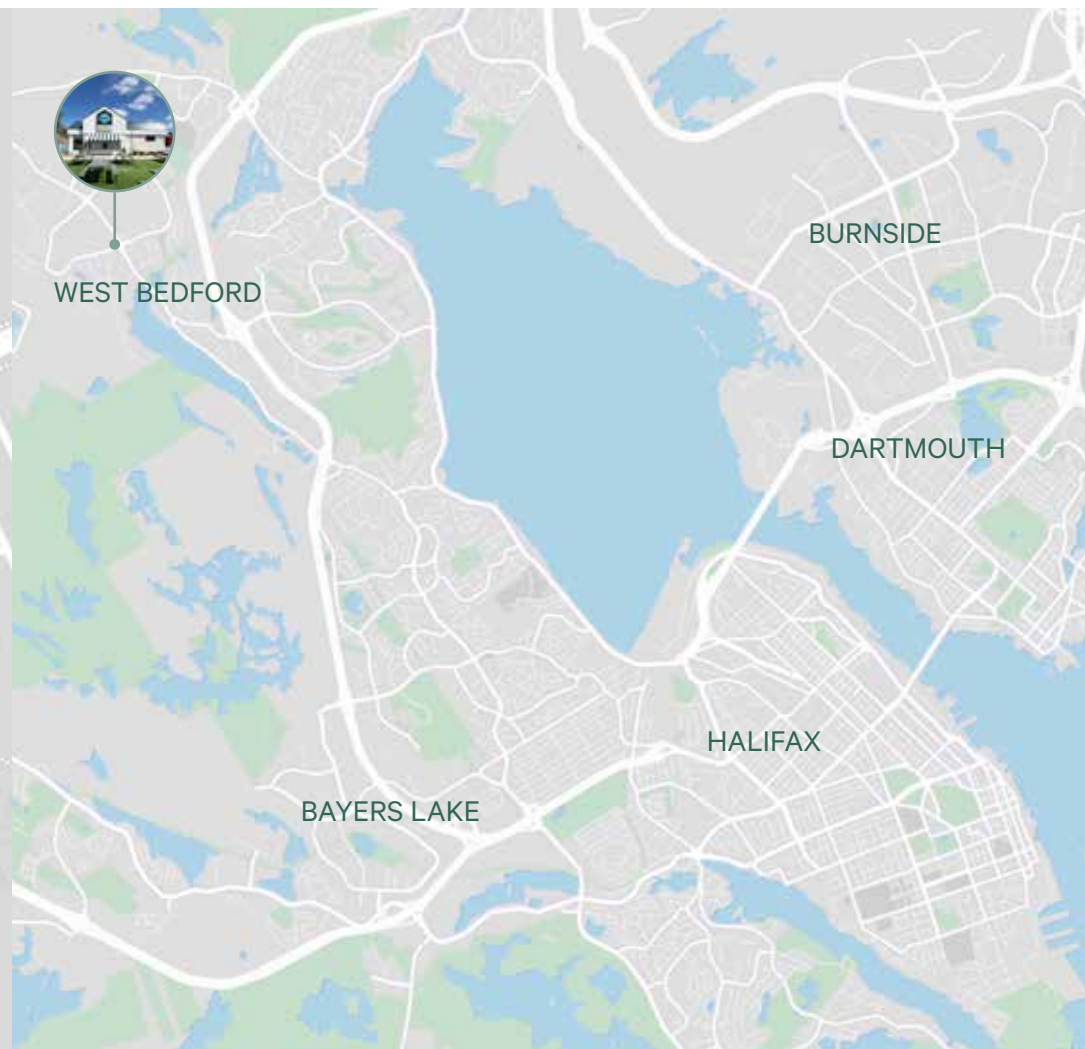
Located in West Bedford

The commercial space at 8 Jam Lane, Bedford, is strategically situated in the bustling and growing community of West Bedford, a district within the Halifax Regional Municipality. This location benefits from high visibility and is nestled within a thriving suburban area known for its blend of natural beauty, modern amenities, and strong community.

Bedford is a highly desirable community for families, professionals, and retirees alike, fostering a friendly and inclusive atmosphere. Residents enjoy access to over 50 parks, including the scenic Bedford Waterfront with its walking trails and marina, as well as nearby Hemlock Ravine Park.

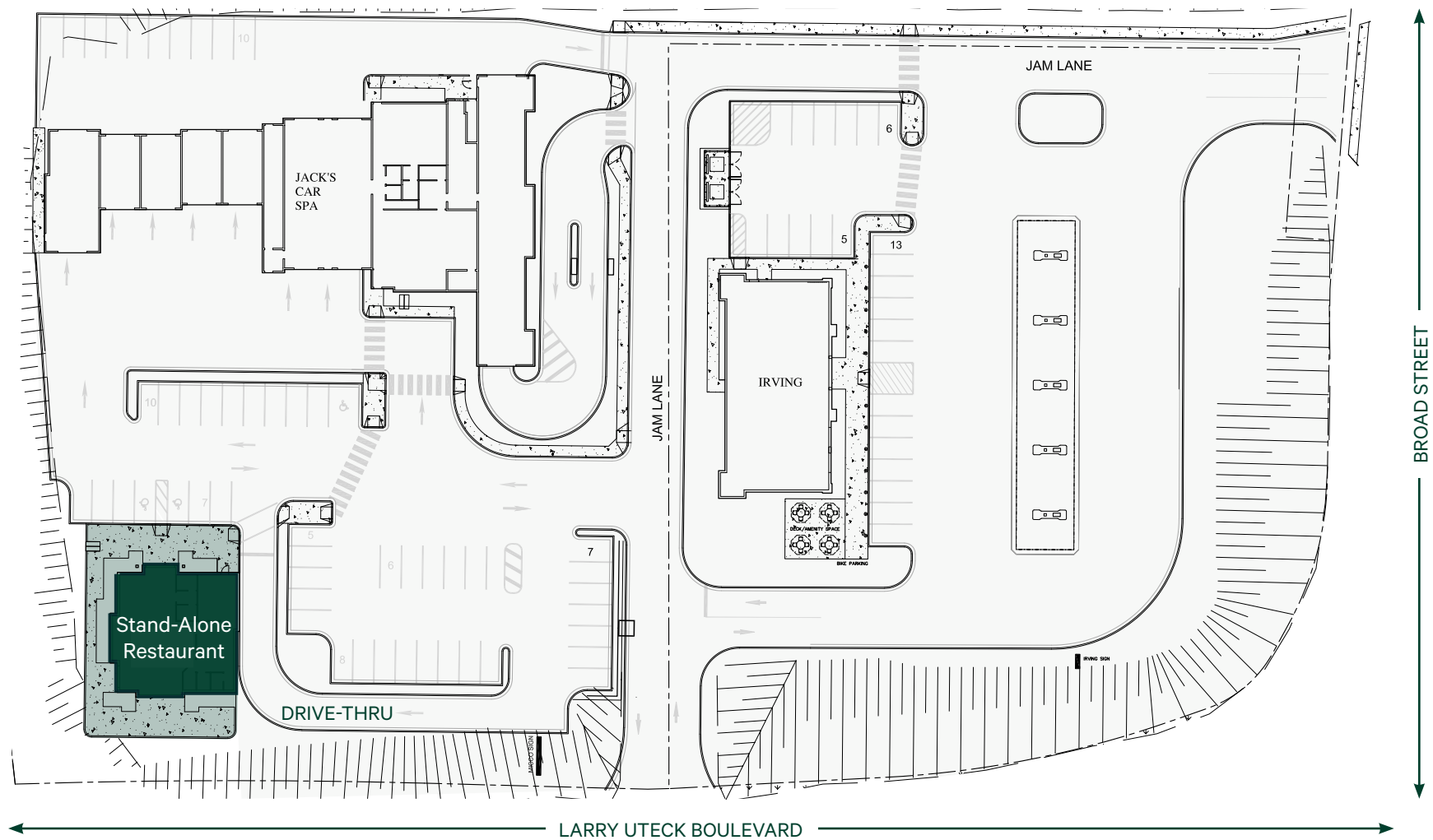
Bedford has experienced significant and sustained population growth over the last few years, boasting a 13.5% population increase. This is currently a growing community with specific projects like Bedford Commons proposing over 6,200 units and other developments in Bedford West adding thousands more.

8 Jam Lane offers excellent access to a wide range of amenities. It is just 20 minutes from downtown Halifax and the Halifax Stanfield International Airport, providing convenient connectivity to urban centers and transportation. The property's proximity to the Larry Uteck Boulevard interchange allows for quick access to Highway 102.



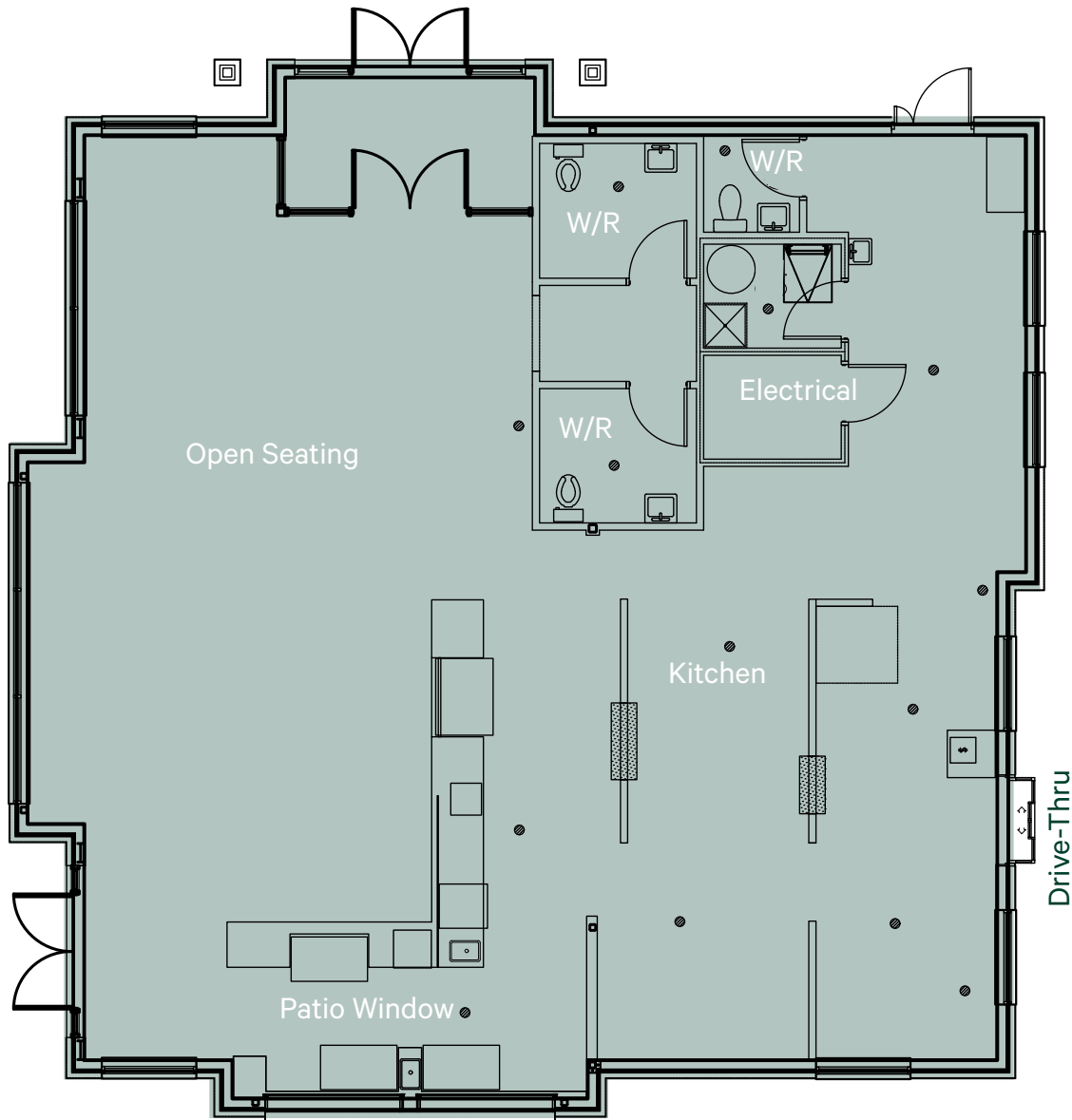
The Property

Location: 8 Jam Lane, Bedford, NS	Power: 120/208V, 3-Phase, 4-Wire Service, 400 Amp	Highlights
Building Type: Stand-Alone Restaurant	Backup Power: Generator	Large exterior outdoor parking
Size: 2,579 SF	Venting: Restaurant Venting In Place	Fenced garbage area
Available: Immediately	Parking: 26 Parking Spaces	Furniture & equipment for sale (subject to availability)
Drive-Thru: 8 to 10 Vehicle Spaces	Security: Instructure in Place	Wheelchair accessible



Floor Plans & Photos

2,579 SF





For more information, please contact:

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