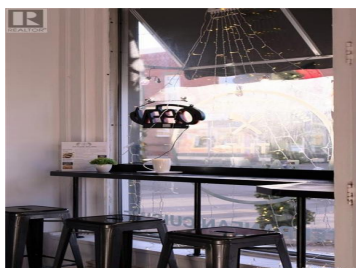




**Sussex New Brunswick**  
**\$75,995**

New Brunswick Real Estate Board

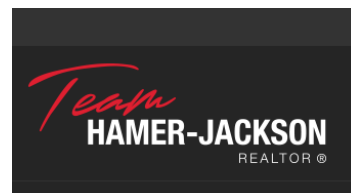


The Falafel Spot is Sussexs beloved destination for authentic Lebanese cuisine. With a clean, modern atmosphere, freshly made healthy dishes, and a loyal customer base, this thriving eatery offers both dine-in (30-seat capacity) and takeout options. Situated in the heart of Sussex, the business enjoys excellent exposure in a vibrant community renowned for its many festivals. Its strategic location just 50 minutes from Moncton and 45 minutes from Saint John draws both locals and tourists, with the nearby Fundy National Park further enhancing its appeal. As the only Lebanese restaurant in town, The Falafel Spot holds a unique market position with no competition in the area. This presents a prime opportunity to capitalize on a growing community and establish a profitable business. With significant room for expansion, approvals are already in place for a liquor license and a hood fan, paving the way for enhanced revenue streams. There's also potential to introduce fusion cuisines, such as Indian, Thai, or Vietnamese dishes, further broadening its appeal. Whether you're an eager entrepreneur, looking to sponsor a family member to run the business, or seeking to expand your portfolio, The Falafel Spot provides a solid foundation with excellent growth potential. Don't miss your chance to own this local favorite with endless possibilities. Contact your realtor today for more information...

**Kim My Lu**

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