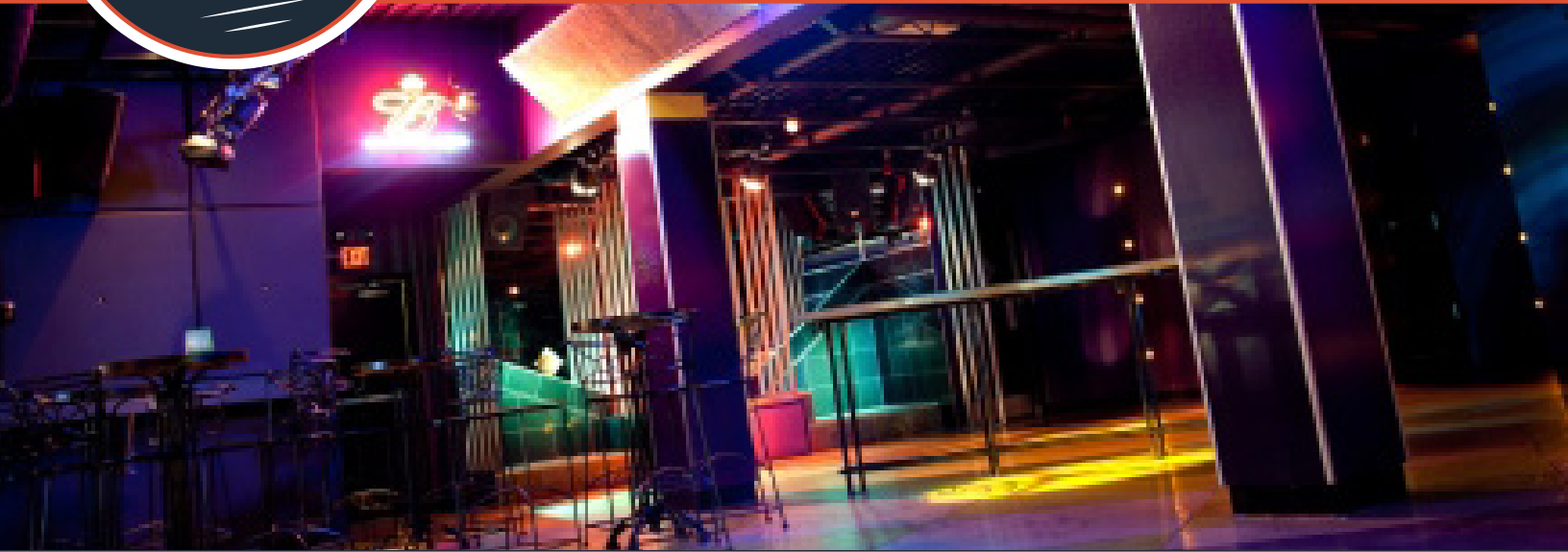




# Fully Equipped Night Club

## CLUB MARDIS GRAS



*4967 Clifton Hill, Niagara Falls*

LICENCED FOR 150 WITH PATIO FOR 70

10 YEAR LEASE WITH 2 FIVE YEAR OPTIONS

POSSIBLE TO EXPAND INTO ADJACENT 3,000 SQ FT

LOCATED AROUND THE CORNER FROM CASINO

\$5,000.00 / MONTH INCLUSIVE OF TMI

PRICE \$199,000

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF,  
YOUR DISCRETION IS APPRECIATED.  
CONTACT THE LISTING AGENT FOR MORE INFO  
AND A COMPLETE OFFER PACKAGE.

**RYAN EARL**

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