



# Amazing Investment Opportunity ★

## STEPS FROM MCMASTER UNIVERSITY



### 1548 Main St W, Hamilton, ON

BRAND NEW EVERYTHING - 20 FOOT HOOD, LARGE WALK IN FRIDGE & FREEZER, TOP OF THE LINE KITCHEN EQUIPMENT ETC. A COMPLETELY MODERN BUILDOUT FULL OF NEW EQUIPMENT AND CHATTELS.

STEPS FROM MCMASTER UNIVERSITY IN GREAT PART OF HAMILTON. FREESTANDING BUILDING WITH 25 PARKING SPACES CURRENTLY DOING OVER 1.2 MILLION IN SALES

2,500 SQUARE FEET AND LICENSED FOR 45 (WITH POSSIBILITY TO EXPAND) OPPORTUNITY TO BUILD BACK, OR ROOF TOP PATIO

NEW LEASE TO BE ARRANGED AT A GREAT \$18 SQ FT NET FOR A TOTAL OF ONLY \$5,000 GROSS INCLUDING TMI!

ASKING \$399,000

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.

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