



# Hamilton Turnkey Sports Bar

## EXCELLENT CORNER LOCATION



## 2537 Hamilton Regional Rd 56, Binbrook, ON

THIS SPORTS PUB HAS A GREAT LAYOUT WITH BRAND NEW FLAT SCREENS, AN ENORMOUS 20 FT HOOD, WALK IN COOLER, POOL TABLE, DANCE FLOOR, AND MORE.

NEW 10 YEAR LEASE WITH 5 + 5 OPTIONS AND A 2,400 SQ FT FLOORPLAN.  
LIQUOR LICENSE FOR 78 WITH POTENTIAL FOR A PATIO.

TONS OF PARKING IN AAA PLAZA WITH GREAT NEIGHBOURS AND TENANTS.

CURRENT LEASE IS ONLY \$6,371 GROSS INCLUDING TMI.

ASKING: \$99,000

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**

SALES REPRESENTATIVE/ DIRECTOR OF FRANCHISING

c: 416.618.0054

o: 416.530.1080

RyanEarl@chirealestate.ca

**ORI GRAD**

MANAGING DIRECTOR & BROKER

o: 647.347.9723

CHI@chirealestate.ca

**CHirealestate.ca**

*Your Trusted Source For Commercial,  
Hospitality & Investment Real Estate*

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated

This document is not meant to solicit existing listings. (12.2002).