



# Longstanding Sports Bar Downtown

## THE HONEST LAWYER IN JACKSON SQUARE ★



# 110 King St W, Hamilton, ON L8P 4S6

THIS LONGSTANDING CLASSIC HAS BEEN SERVING DRINKS & FOOD FOR YEARS IN AN EXCELLENT LOCATION IN JACKSON SQUARE, WITH BOTH A MALL & STREET ENTRANCE WITH PATIO IN DOWNTOWN HAMILTON.

SURROUNDED BY THEATERS, TRANSIT, STORES, AND RETAIL IN THE BEST LOCATION IN HAMILTON.

10,000 SQ FT WITH A HUGE LIQUOR LICENSE OF 486 INSIDE AND 40 ON THE PATIO.

AMAZING LEASE OF ONLY \$16 PER SQ FT GROSS! WITH 3+5+5 YEARS REMAINING ON THE LEASE.

EXCELLENT CONSISTENT SALES BETWEEN 1.7-1.8 MILLION YEAR AFTER YEAR. CAN BE RUN HANDS OFF OR ON

TRUE MONEY MAKER WITH A HUGE NET OPERATING INCOME & PROFITS FOR OWNER.

2,500 SQ FT KITCHEN WITH 16 FT HOOD, LOADED WITH STAGE, DANCE FLOOR,  
POOL TABLES, VIDEO/PINBALL GAMES, AND MORE!

ASKING: \$899,000

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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