

Make Your Mark in Hess Village

PRIME LEASING OPPORTUNITY!

18 Hess St S, L8P 3M8



ASKING \$27 PSF NET



**BRING YOUR CONCEPT TO THIS
POPULAR COBBLESTONE PEDESTRIAN
ZONE KNOWN FOR ITS NIGHTCLUBS,
BARS, AND HISTORIC BUILDINGS.**

**HESS VILLAGE IS NESTLED BETWEEN MAIN ST. AND KING ST. W.,
IN HAMILTON'S DESIGNATED ENTERTAINMENT DISTRICT**

- 5,200 SQFT OF INTERIOR SPACE OVER TWO FLOORS
- WALK-IN FRIDGE
- LARGE PATIO +/- 1200 SQFT
- PREVIOUS LLBO WAS FOR 330
- 57 FT OF FRONTAGE ALONG HESS ST
- ASKING NET \$27PSF
- ESTIMATED ANNUAL TMI IS \$15,000

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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