

# Popular Restaurant in Hamilton

ON THE FOODIE STRIP OF JAMES ST N

486 James St N, Hamilton ON, L8L 1J1



ASKING \$178,000



Well-known all-day spot known for its delicious brunch. Recently renovated & impeccably well maintained.

- 2,000 SQFT
- LICENSED COURTYARD PATIO
- NET RENT \$2,379.52
- TMI \$531.00
- LLBO FOR 30 INSIDE
- NEW LEASE CAN BE CREATED

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.



## CHRISTIAN PETRONIO

DIRECTOR OF HOSPITALITY DIVISION  
& SALES REPRESENTATIVE

T: 647.299.5483

CPetronio@chirealestate.ca

## ORI GRAD

MANAGING DIRECTOR & BROKER

O: 416.953.3052

OriGrad@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).

Although the information has been obtained from sources deemed reliable, members of CHI Real Estate Group make no guarantees as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.