

Here Comes The Sun!

SUNNY CORNER BAR AT JAMES ST N & BARTON



302 James St N, Hamilton ON L8R 2L3



ASKING \$178,000

LOVELY LIGHT-FILLED CAFE
& COCKTAIL BAR IN THE
HEART OF LIVELY DOWNTOWN
HAMILTON'S JAMES ST N.

- MAIN FLOOR APPROX. 646 SQFT + BASEMENT OF 585 SQFT
- FEATURES ALL CHATTELS
- TOTAL MONTHLY RENT \$4,520 (INC. TMI & HST)
- CURRENT LEASE EXPIRES AUGUST 2023
- 5 YEAR RENEWAL OPTION
- LLBO FOR 35

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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