

Rarely Available!

CENTRE OF DOWNTOWN HAMILTON DINING UNIVERSE



151 James St S L8P 2Z5



ASKING \$21,999 NET PER MONTH
ESTIMATED TMI OF \$3.50 PSF

**FULLY FIXTURED RESTAURANT AT
THE HIGH VISIBILITY CORNER OF
JAMES ST S & AUGUSTA ST.**

- STUNNING OVER 2,000 SQFT UPPER & LOWER PATIOS
- INTERIOR SPACE OF 5,573 SQFT
- MULTIPLE DINING AREAS
- LLBO FOR 362 PPL
- FEATURES FULL COMMERCIAL KITCHEN
- MULTIPLE WALK-IN FRIDGES/FREEZERS

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

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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.

Premiere Event Venue!

MULTI-USE EVENT SPACE



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- HIGH-END RESTAURANT & EVENT VENUE RENTAL
- ELEVATOR CAN BE INSTALLED
- HEATED PATIO
- VOTED BEST PATIO IN HAMILTON
- OPTION TO LEASE ADDITIONAL FLOORS
- CONTACT LISTING AGENT FOR ADDITIONAL INFO
- OPTION TO PURCHASE BUILDING

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Make Your Mark!

FLEXIBLE SPACE WITH ENDLESS POTENTIAL



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UNIQUE HISTORIC RED BRICK CORNER PROPERTY FEATURING HUGE MULTI-LEVEL PATIO AND LICENSED CAPACITY OF 362 PPL. UPPER PATIO CAN BE ENCLOSED FOR 3 SEASON USE.



Main floor and basement restaurant space along with the second and third floors perfect for private functions, weddings, corporate events and film & TV production.

If you are looking for a restaurant in Hamilton this is the location. Steps away from Hamilton's central GO Transit Station, insulated from

upcoming LRT construction and surrounded by many new condos and a number of landmark locations; Gore Park, Art Gallery of Hamilton and FirstOntario Concert Hall.

Centrally located downtown, with high visibility in the heart of the city's preeminent redevelopment hub!

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