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.



CHRISTIAN PETRONIO

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ORI GRAD

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CHIrealestate.ca

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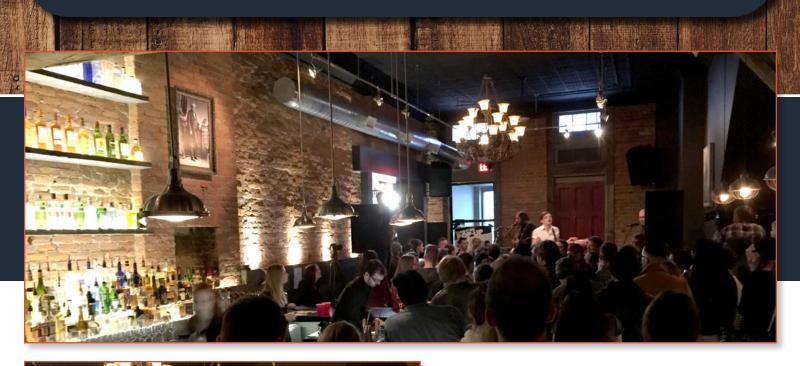
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Premiere Event Venue!

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



151 James St S L8P 2Z5

UNIQUE HISTORIC RED BRICK CORNER
PROPERTY FEATURING HUGE MULTILEVEL 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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