

# Steal Of The Town!

## QSR GEM AT JAMES ST N & BARTON ST W



301 James St N Hamilton L8R 2L4



**ASKING \$7,000 NET**

**Strategic location in the busiest and most popular food strip of downtown Hamilton.**

- 939 SQFT MAIN FLOOR + 685 SQFT BASEMENT
- 12' COMMERCIAL VENT HOOD + SOME CHATELS
- WALK-IN FRIDGE & FREEZER
- LLBO (28 INTERIOR + 60 PATIO)
- TMI APPROX. \$1,200 (INCLUDES WATER)
- MASSIVE PATIO
- 10 YR INITIAL TERM

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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