



**FOR SALE**

**286 JAMES ST N, HAMILTON**

**\$299,000**

**\$8,000 net rent**

**4,500 Sq Ft**

**Licensed Restaurant**

## WILD ORCHID

Gorgeous 4,500 sq ft restaurant in downtown Hamilton located on James Street North, one of the city's premier neighbourhoods. Wild Orchid Cafe/Restaurant has been doing outstanding sales for years and has a wall of awards to show for it.

Available as the money-making restaurant, or for an outstanding rebranding opportunity. This space is wide open with a full production kitchen ideal for restaurateurs, franchises, and any type of cuisine.

Brand new lease of \$22 Net for a qualified operator. Huge 16 ft commercial hood with a 3 ft charcoal pit. Big liquor license of 140 + 26 on the patio. The restaurant is in excellent shape with top of the line leaseholds and equipment.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**

416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)

[carverestate.com](http://carverestate.com)

RE/MAX Ultimate Realty Inc., Brokerage  
836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).





**RYAN EARL, Broker and Founder**

416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://carverestate.com)

RE/MAX Ultimate Realty Inc., Brokerage  
 836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).





## OTHER LOCATIONS:



### PIAZZA BISTRO

- Very popular restaurant with patio
- 2,200 sq ft
- \$6,800 gross rent
- Downtown Oakville with full kitchen



### ONE FIVE ONE BISTRO

- Popular downtown Oakville restaurant
- 1,100 sq ft
- \$3,539 gross rent
- Very cool tapas style bar



### BUCA DI BACCO

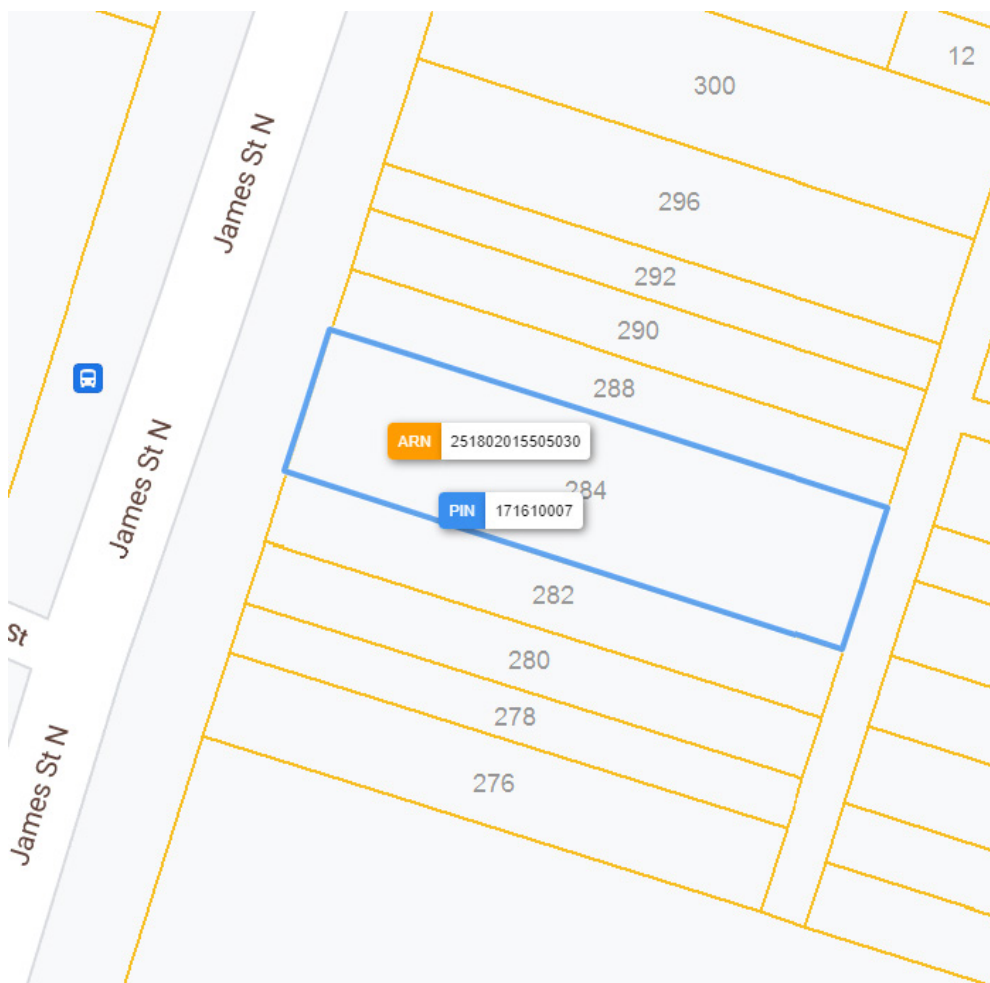
- Very successful licensed restaurant
- 1,600 sq ft
- \$8,950 gross rent
- Downtown Oakville with patio



**RYAN EARL, Broker and Founder**  
 416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://carverestate.com)

RE/MAX Ultimate Realty Inc., Brokerage  
 836 Dundas St W, Toronto, ON M6J 1V5

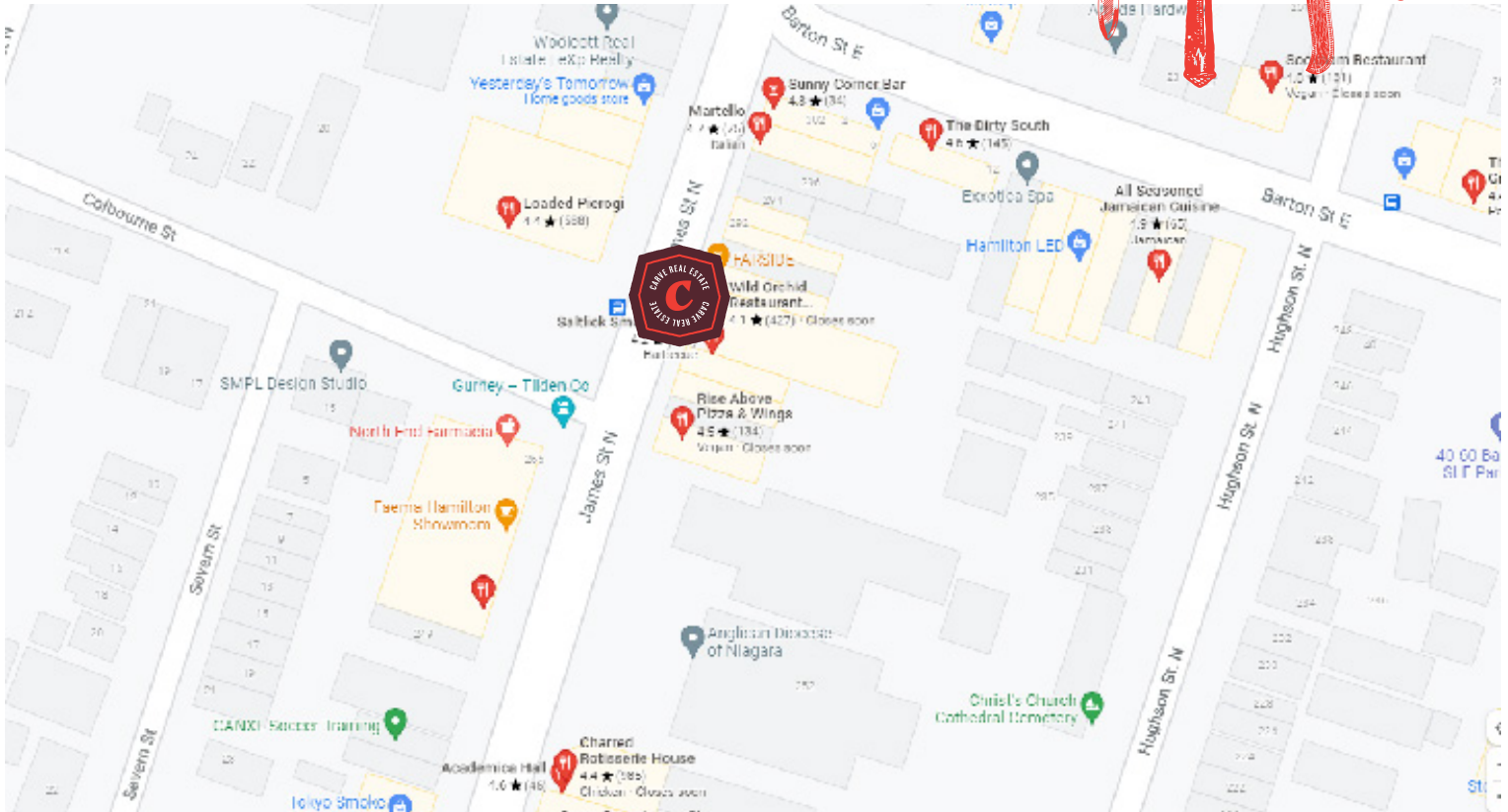
This document is not meant to solicit existing listings. (12.2002).



**RYAN EARL, Broker and Founder**  
416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://carverestate.com)

RE/MAX Ultimate Realty Inc., Brokerage  
836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).



## BUILDING DETAILS

James Street North is known as Hamilton's "Queen Street West" as it is downtown, and home to dozens of very cool restaurants and bars.

There are some very big operators and the street has come a long way from its humble beginnings. A true tourist attraction and one of the gems in Hamilton's burgeoning culinary scene.

**Property Details:** Very solid building with a full basement, office space, prep area, storage, private rooms, and more.

Back area supports multiple parking spots, as well as a large patio space with wood burning fireplace/oven and so much potential.

### LOT SIZE

#### Frontage:

37.76 ft along James St North

#### Depth:

Approximately 147 ft

#### Raw Measurements:

37.66 ft x 147.80 ft x 37.66 ft x 147.90 ft

#### Total Area:

5,564.94 ft<sup>2</sup> (0.128 ac)



**RYAN EARL, Broker and Founder**

416-618-0054 | [ryan@carverestate.com](mailto:ryan@carverestate.com)  
[carverestate.com](http://carverestate.com)

RE/MAX Ultimate Realty Inc., Brokerage  
 836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).