

FOR LEASE

32 BARTON ST E, HAMILTON

\$2,700 gross rent

TMI included

743 Sq Ft

Bar/Restaurant

BAR/RESTAURANT FOR LEASE

Vacant bar for lease in the James St N hub of Hamilton. Home to dozens of excellent restaurants, bars, and businesses, this neighbourhood is one of the city's best. This unit is 743 sq ft and features a bar and liquor license with a ton of leaseholds and equipment.

Very cheap conversion into a variety of different concepts. Landlord is flexible on use. Looking for a good tenant and providing a new long term lease of 5 + 5. Fixturing period to be provided.

Excellent lease of \$2,700 gross including TMI costs. This is an excellent opportunity as turnkey hospitality use is very difficult to find for lease. List of equipment and chattels available upon request. Great signage on Barton St E.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

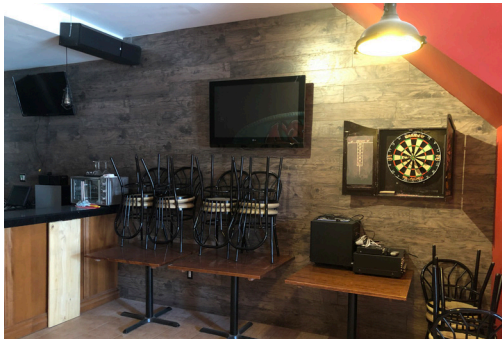
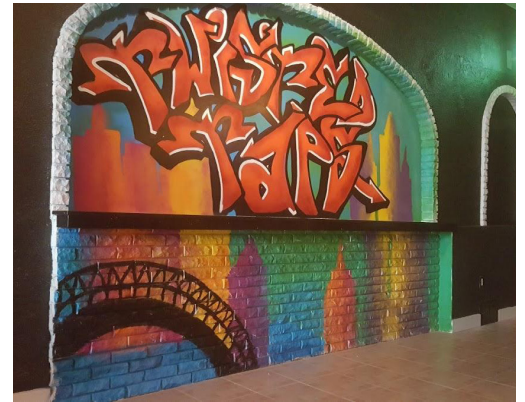
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RE/MAX Ultimate Realty Inc., Brokerage
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This document is not meant to solicit existing listings. (12.2002).

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OTHER LOCATIONS:



245 JAMES ST N

- Prime location on James St N
- 2,567 sq ft
- Asking \$35 net rent
- Gorgeous restaurant/cafe space



WILD ORCHID

- Licensed for 140 + 26 on patio
- 4,500 sq ft
- Great lease of \$5,000 Gross
- The “Queen St of Hamilton”

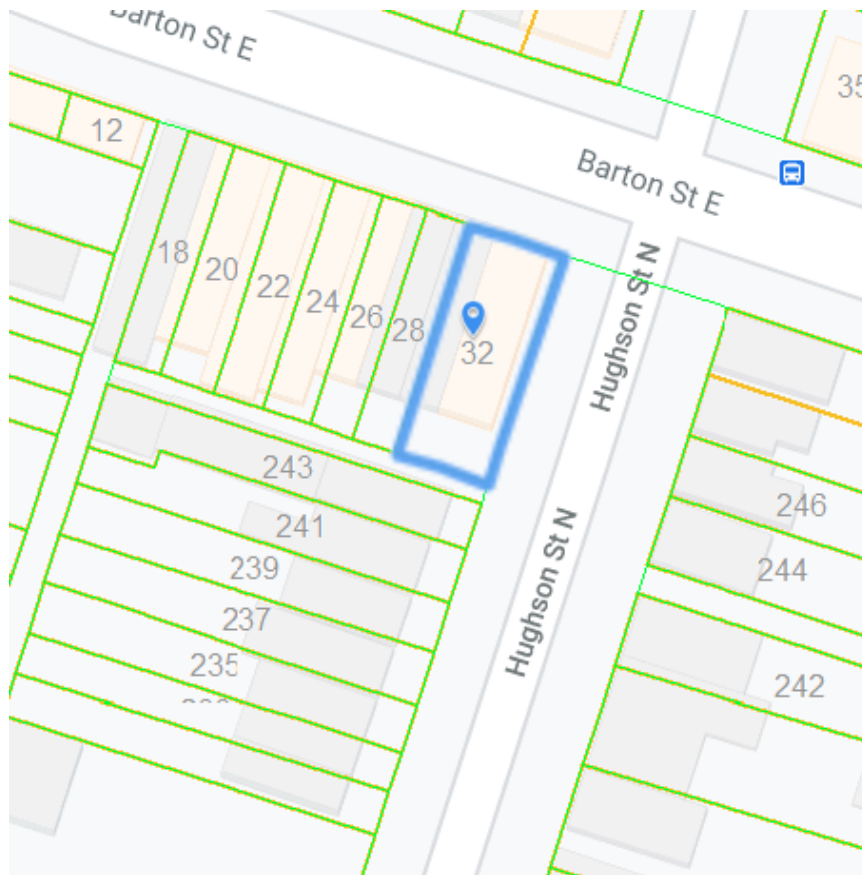


GLENDALE PUB

- Licensed restaurant for 97
- 3,200 sq ft
- Great lease of \$4,600
- Great sales in neighbourhood pub



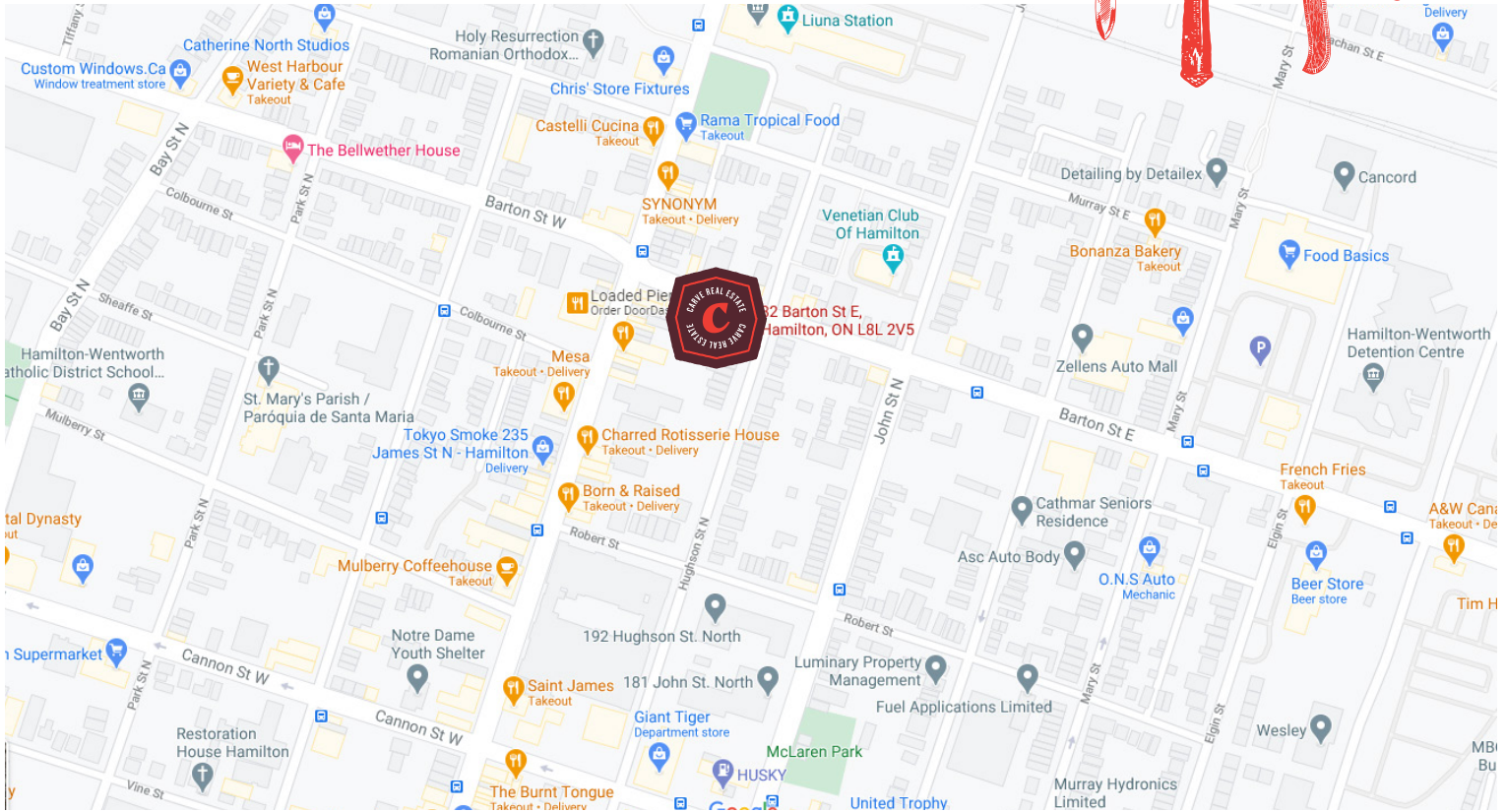
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BUILDING DETAILS

32 Barton Street East is a 3 story building, with 2 floors of residential above the unit. The residential tenants have their own entrance, and there is no interference with the main floor business.

Property Details: This location offers excellent access, as there is a ton of pedestrian traffic, bus lines pass by on both Barton and James St N, and there are ample parking options in every direction.

There are many popular businesses surrounding this address and the area is a destination for the city, with some of the best bars and restaurants being just steps away.

LOT SIZE

Frontage:

36.75 ft along Barton St East

Depth:

Approximately 90 ft

Raw Measurements:

90.18 ft x 36.84 ft x 90.18 ft x 36.84 ft

Total Area:

3,315.28 ft² (0.076 ac)



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