



FOR LEASE

158 KENILWORTH AVE N, HAMILTON

Restaurant For Lease

\$5,171 gross rent

1,825 Sq Ft

Quick Service Restaurant

VACANT QSR IN HAMILTON

Calling all restaurateurs and franchises! Free restaurant space for lease with a large 11 ft commercial hood and full infrastructure. Former pizza franchise 1,825 sq ft quick service restaurant (QSR) that closed is now available, and the landlord is open to just about any use, cuisine, franchise, or use.

Excellent signage on very busy corner at Kenilworth and Cannon in Hamilton that has an outstanding delivery radius. Private parking for 7 cars.

This unit is standalone and has its own advertising pylon and outstanding visibility. Brand new lease to be created at \$25 Net Rent and \$9 TMI that comes to \$5,171 gross rent including TMI. Fully built out and only requires renovations.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

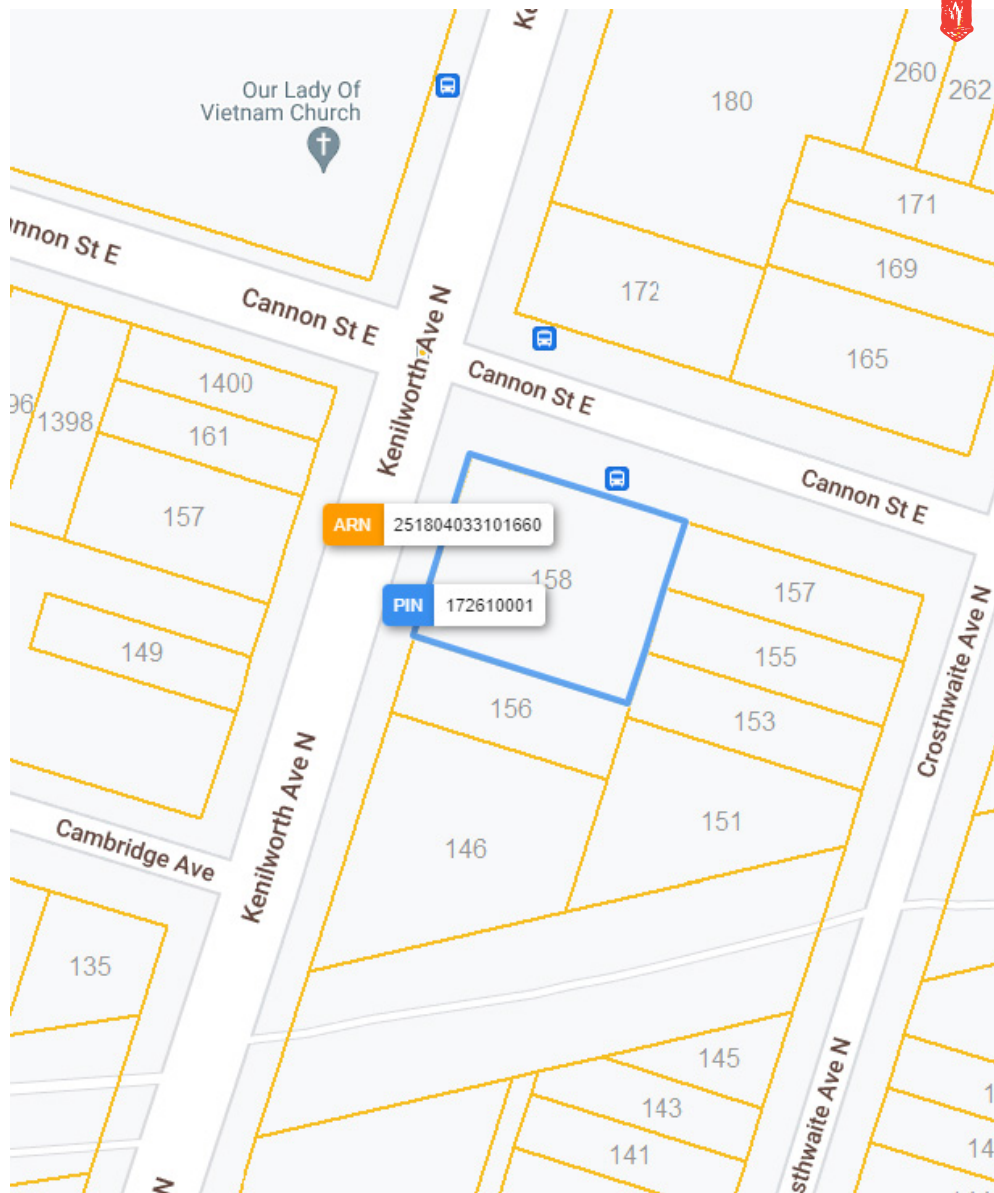
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RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

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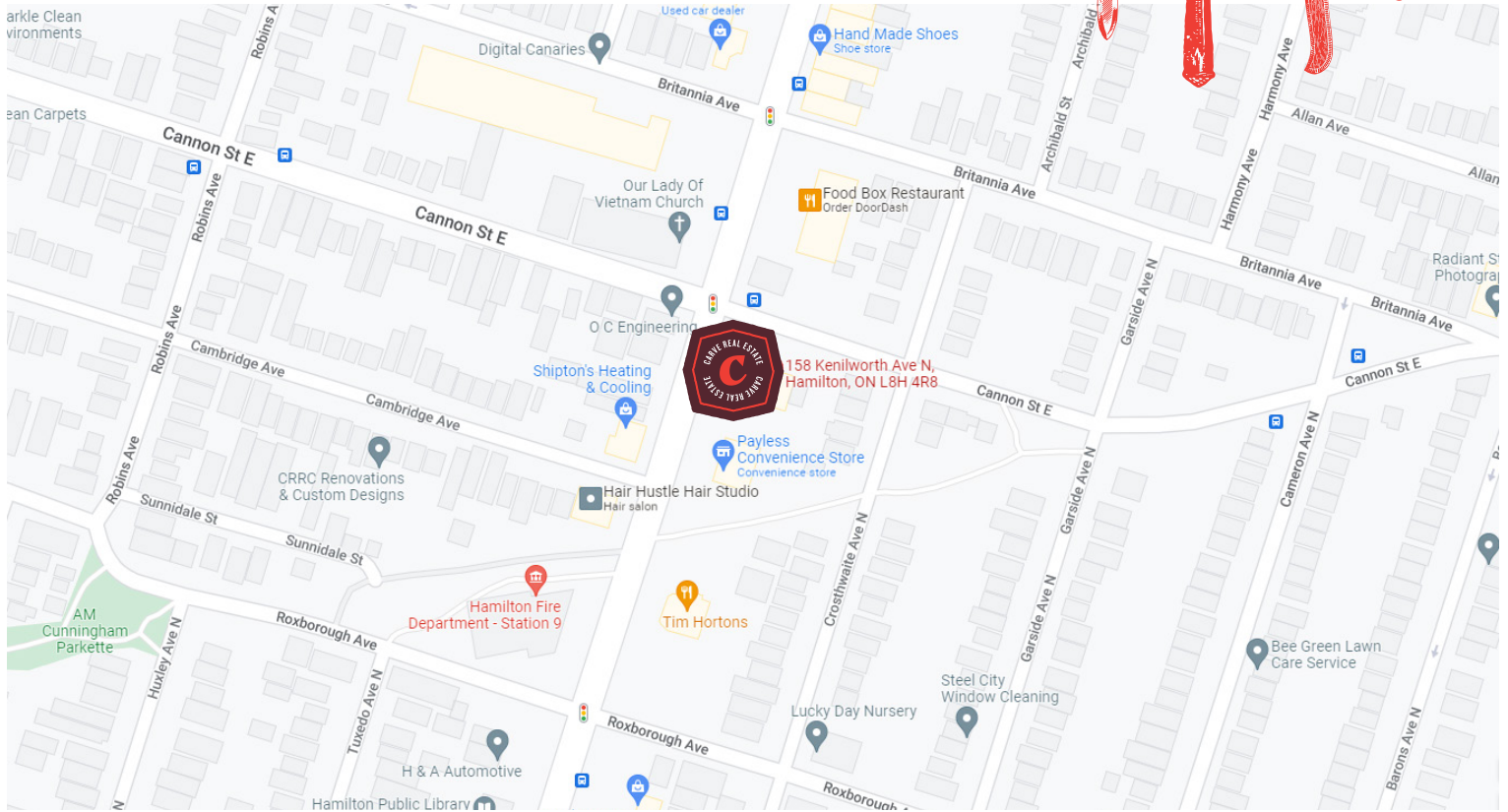
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BUILDING DETAILS

This building is located at the corner of a very busy intersection in Hamilton. There is constant vehicular traffic along with pedestrian as there is lots of retail in the area.

The building has its own advertising pylon located right at the intersection, and this unit is the only one in the building so it is all for the tenant.

Additional signage on the front and side of the building, and lots of room to renovate.

Property Details: 200-amp service and lots of gas and water means that you can convert this unit into just about any type of cuisine or franchise that you want.

The landlord is open to use and covenant and will provide a fixturing period.

LOT SIZE

Frontage:

120.01 ft along Kenilworth Ave

Depth:

Approximately 100 ft

Raw Measurements:

84.61 ft x 100.21 ft x 84.80 ft x 100.20 ft

Total Area:

8,481.95 ft² (0.195 ac)



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