



**FOR SALE**

**178 LOCKE ST S, HAMILTON**

**\$199,000**

**\$5,619 Gross Rent**

**1,000 Sq Ft**

**Licensed Restaurant**

## RUGANTINO

The popular Rugantino Italian restaurant is available! This popular cozy restaurant is located in Hamilton's premier neighbourhood, Locke Street South. This lovely area is home to some of the city's best restaurants, shopping, and more and is located directly off of Hwy 403.

There are ample parking options including directly in front of the restaurant. There is a full chef's kitchen with a 9-foot commercial hood system, 2 walk-in fridges, and more.

Great lease rate of \$5,619 gross rent including TMI with 1 + 5 years remaining. This restaurant is available turnkey but it can also be rebranded into another concept, cuisine, or franchise. 200-amp service and licensed for 34.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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## OTHER LOCATIONS:



### THE GLENDALE PUB

- \$299,000
- 3,200 Sq Ft
- Restaurant Pub
- Licensed for 97 seats



### WILD ORCHID

- \$299,000
- 4,500 Sq Ft
- Licensed Restaurant
- Liquor license for 140 + 26 patio



### RED'S DINER

- \$449,000
- 2,500 Sq Ft
- Restaurant with Patio
- Seating for 70 + 54 on patio



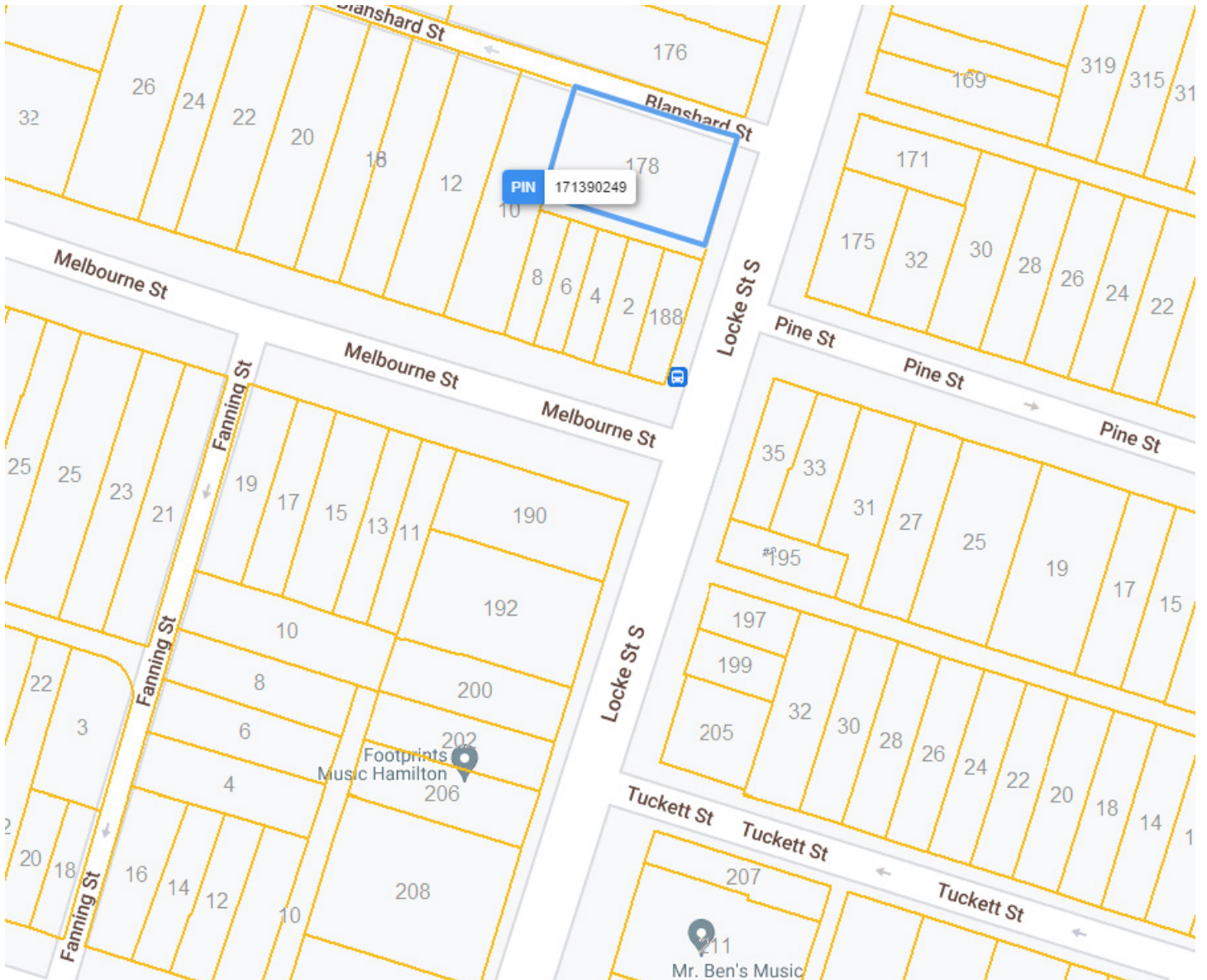
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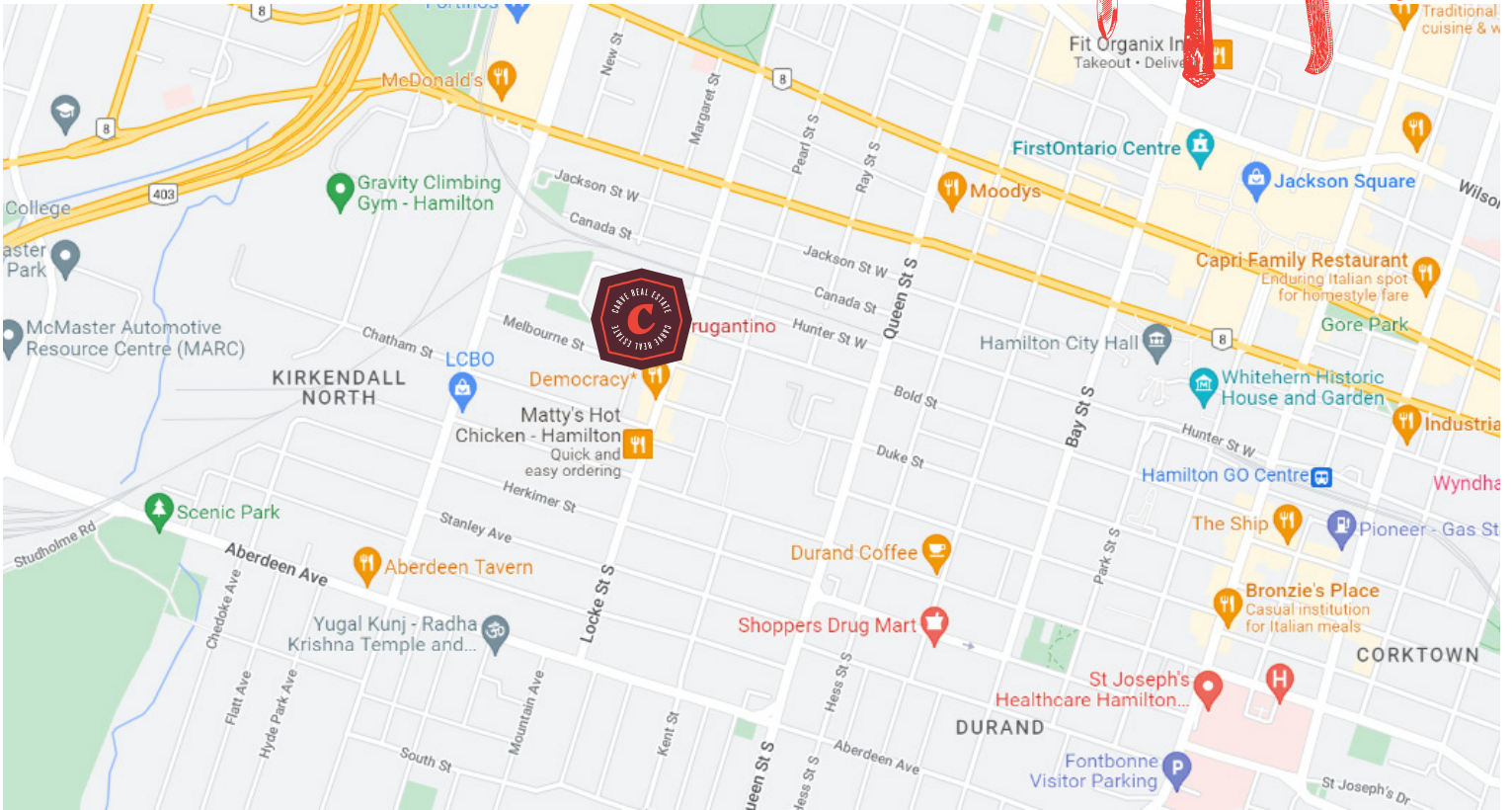
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## BUILDING DETAILS

Locke Street South is the number one destination in Hamilton for dining out as it is home to a large number of excellent restaurants, cafes, and eateries.

The location is ground zero for the neighbourhood, and it is literally surrounded by some of the city's best and most popular restaurants, cafes, and bars.

**Property Details:** The unit is in outstanding condition and has seen extensive renovations since it's last change years ago to the current concept.

There is a full list of equipment that comes with the purchase, and there is very little work required to turn this business into your own concept or design.

### LOT SIZE

**Frontage:**

60.00 ft along Locke St S

**Depth:**

Approximately 92.00 ft

**Dimensions:**

61.05 ft x 91.66 ft x 60.95 ft x 92.48 ft

**Size:**

5,607.99 ft<sup>2</sup> (0.129 ac)



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