



**FOR SALE**

**HAMILTON**

**\$399,000**

## LICENSED BAR & MUSIC VENUE

**\$8,000 Net**

8,000 sq ft pub and music venue available in Hamilton! This is an incredible opportunity for an operator to takeover a legendary venue with a huge liquor license and multiple bars and stages. Places like this do not come along very often.

**8,000 Sq Ft**

The main floor is licensed for 235 and has a large bar area, the kitchen, and a side area for the concerts with a large stage. The upper level is licensed for 233 and has its own bar and stage for concerts. There is a patio licensed for 40.

**Licensed Restaurant**

Brand new 5 + 5 year lease to be given starting at only \$15 Net/Base rent with \$7.50 TMI/additional rent. Full commercial kitchen with a 9 ft hood and 1 walk-in fridge. No noise restrictions in this standalone building.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverestate.com  
carverestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverestate.com  
carverestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

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

# carve REAL ESTATE



**RYAN EARL, Broker and Founder**  
416-618-0054  
ryan@carverealestate.com  
carverealestate.com

**MANNA AU, Sales Representative**  
416-843-4318  
manna@carverealestate.com  
carverealestate.com

Royal LePage Signature Realty  
Ind. Owned & Operated Brokerage  
495 Wellington St W Suite 100, Toronto, ON M5V 1E9  
This document is not meant to solicit existing listings. (12.2002).