



**FOR SALE**

**2537 REGIONAL RD 56, HAMILTON**

**\$379,000**

**\$7,610 Gross Rent**

**2,400 Sq Ft**

**Licensed Sports Bar**

## THE SLYE FOX

The Slye Fox is a very successful sports bar and licensed restaurant located on the main street in a very popular plaza in Binbrook, Hamilton. High ceilings, tons of light, and a big patio make this a bright and attractive corner unit with tons of signage facing the street. Available as the The Slye Fox or for rebranding into a different concept, cuisine, or franchise.

This restaurant has a great floor plan with a large bar, tons of TV's, and a full commercial kitchen complete with a 24-ft hood, 2 walk-ins, and tons of equipment and chattels. Please do not go direct or speak with staff or ownership.

Long lease with 5 + 5 years remaining. Currently paying \$7,610 Gross Rent including TMI. Big liquor license of 83 + the large and shaded patio with views of the street and tons of atmosphere. Ideal for many different concepts.

**READY FOR SECONDS?**

Call me to discuss this listing today.



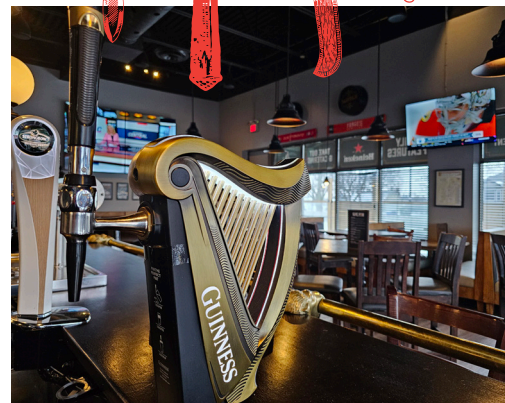
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# carve REAL ESTATE



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## OTHER LOCATIONS:



### THE SLYE FOX BURLINGTON

- Licensed Restaurant
- 5,000 Sq Ft
- \$11,062 Gross Rent
- Very popular and well-known pub



### THE FOX & FIDDLE (YORK MILLS 865)

- Sports Bar Franchise
- 5,000 Sq Ft
- \$23,851 Gross Rent
- Long history of impressive sales



### ST. LOUIS (BRANTFORD)

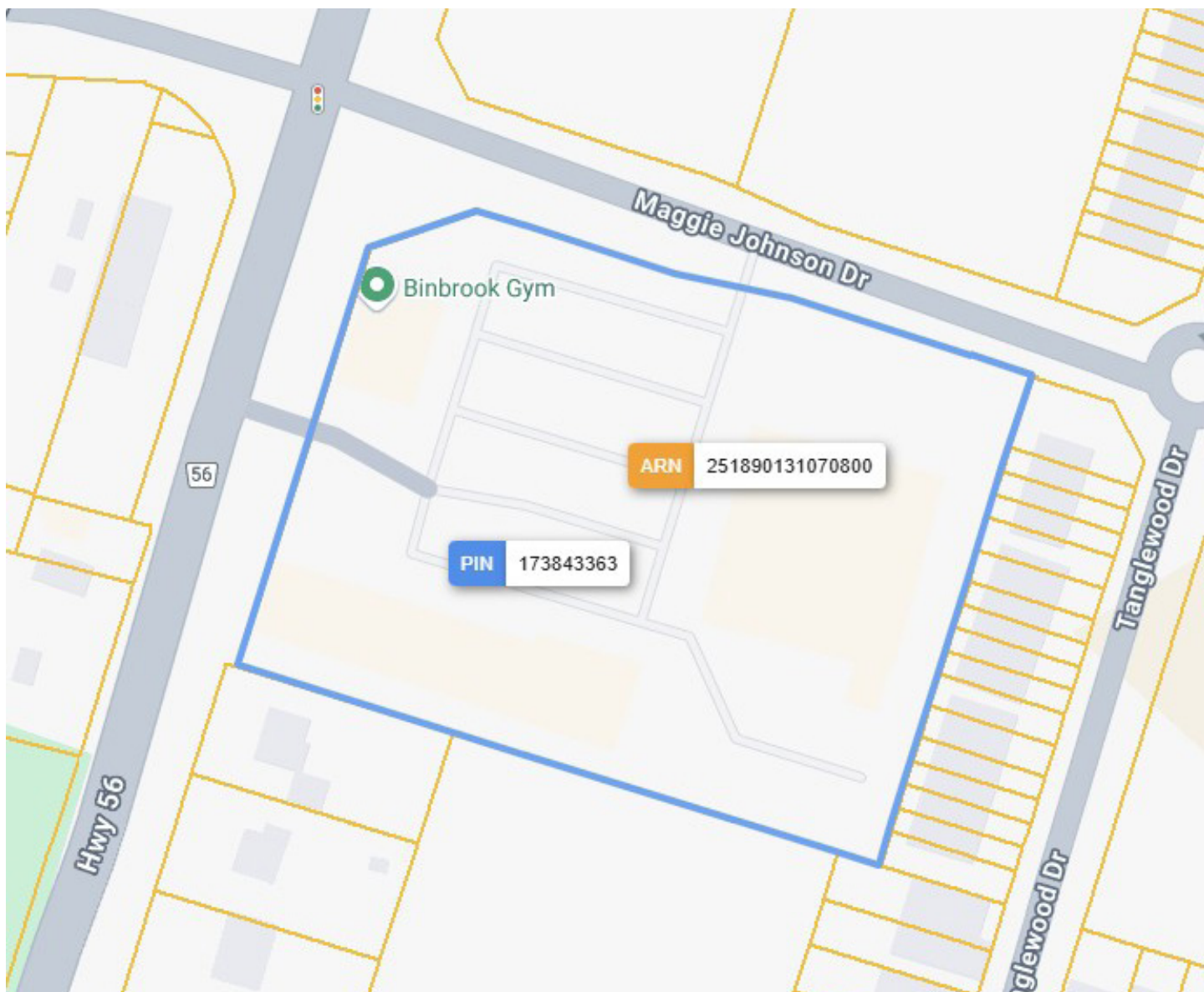
- Sports Bar Franchise
- 3,000 Sq Ft
- \$10,619 Gross Rent
- Licensed for 120



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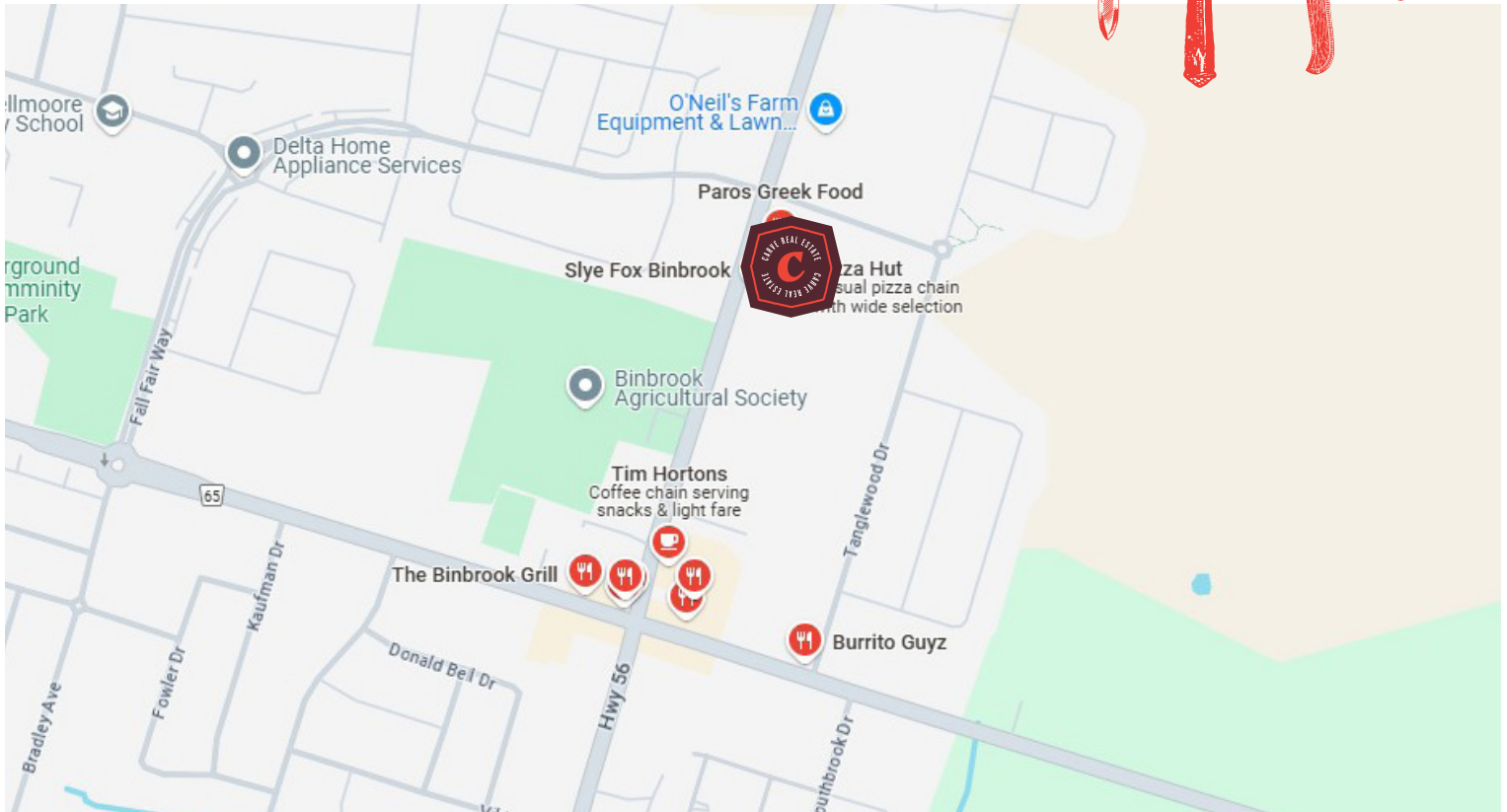
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## BUILDING DETAILS

This restaurant features a great layout designed to minimize labour costs and keep your staffing to a minimum. While it thrives as a sports bar and pub, it would be ideal for many different concepts and for rebranding.

The kitchen is large with multiple walk-ins and a large hood that can accommodate many different cuisines.

**Property Details:** Binbrook is a community of 10,000 + residents that is now a part of Hamilton Ontario. It serves as a bedroom community to its larger neighbour and has a growing economy itself with much development going on.

This is a corner unit that faces northwest and has over 100 parking spaces in the parking lot with lots of AAA tenants.

### LOT SIZE

#### Frontage:

421.24 ft along Regional Rd 56

#### Depth:

Approximately 553.23 ft

#### Dimensions:

4.05 ft x 359.38 ft x 553.23 ft  
x 421.24 ft x 476.77 ft

#### Size:

228,797.46 ft<sup>2</sup> (5.252 ac)



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