



**FOR SALE**

**1342 MAIN ST E, HAMILTON**

**\$279,000**

**\$9,000 Gross Rent**

**2,700 Sq Ft**

**Licensed Restaurant**

## EAST END SOCIAL BAR & GRILL

East End Social Bar & Grill is a popular roadhouse-style restaurant located on Main Street East in the City of Hamilton. Situated on one of the city's main arteries, this well-known local favourite enjoys strong visibility and steady traffic. The area is well-established and continues to grow, making this an excellent opportunity for both owner-operators and experienced hospitality groups.

The 2,700 sq ft layout is designed for efficiency, making it easy to staff and manage labour costs. The liquor license covers 57 seats inside and an additional 43 on the semi-covered patio, allowing for strong seasonal sales. The full commercial kitchen features a 13-ft hood, two walk-in fridges, and a walk-in freezer, providing ample capacity for a variety of food programs.

The lease is very reasonable at \$9,000 gross (including TMI) with 5 + 5 years remaining. There are four dedicated parking spots and plenty more available in the adjacent pay lot. This is a turnkey business with excellent sales and strong profitability, ideal for someone looking to step into a proven and established operation.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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# carve REAL ESTATE



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## OTHER LOCATIONS:



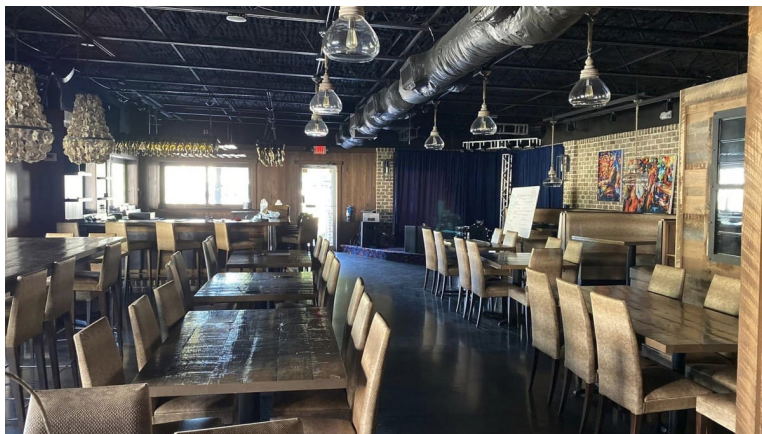
### SLYE FOX (BINBROOK)

- Sports Bar & Restaurant
- 2,400 Sq Ft
- \$7,610 Gross Rent
- Licensed for 83 + Patio



### SLYE FOX (BURLINGTON)

- Sports Bar & Restaurant
- 5,000 Sq Ft
- \$11,062 Gross Rent
- Licensed for 210



### KIND OF BLUE

- Licensed Restaurant with Patio
- 4,000 Sq Ft
- \$12,000 Gross Rent
- Licensed for 200 + 150

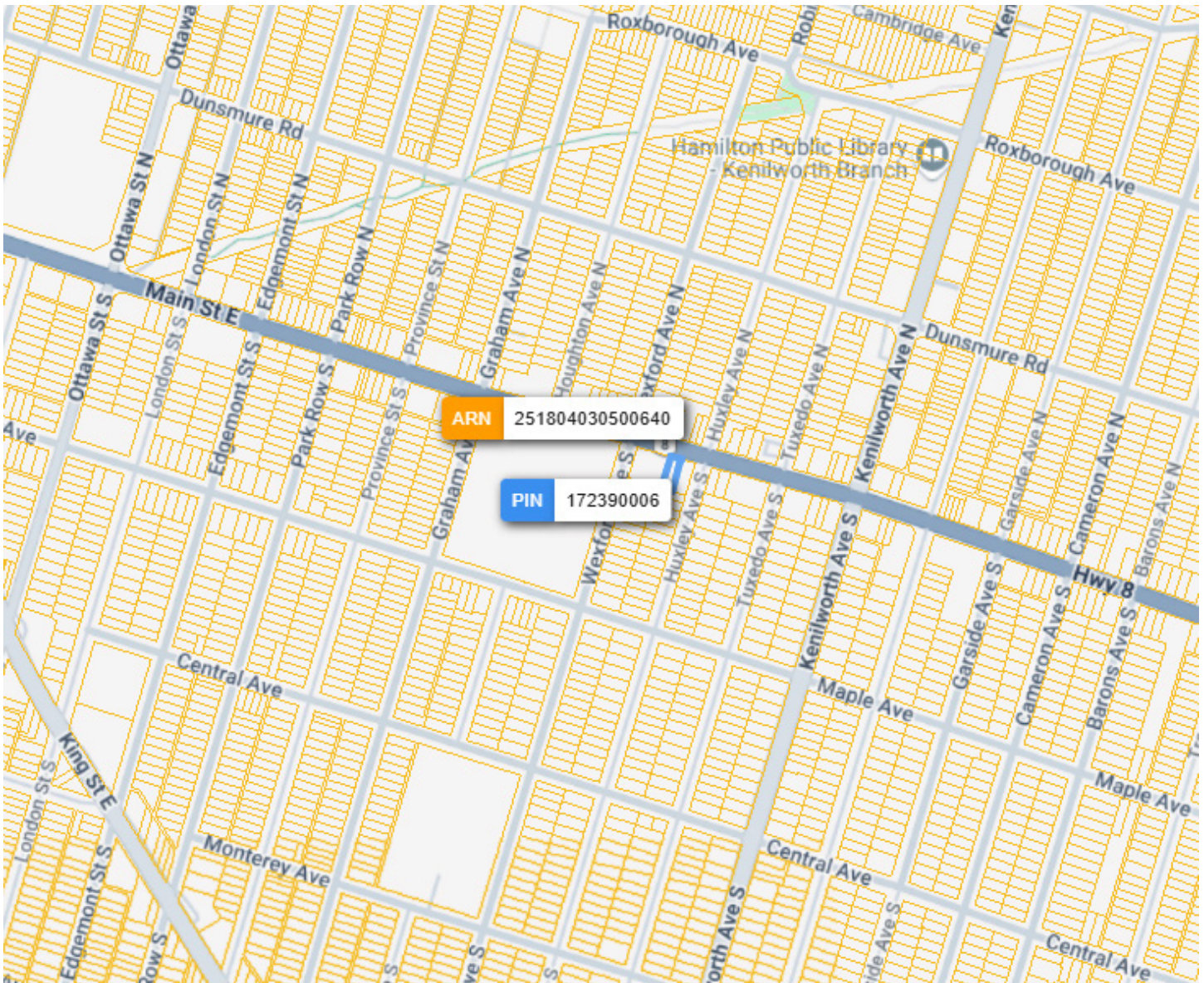


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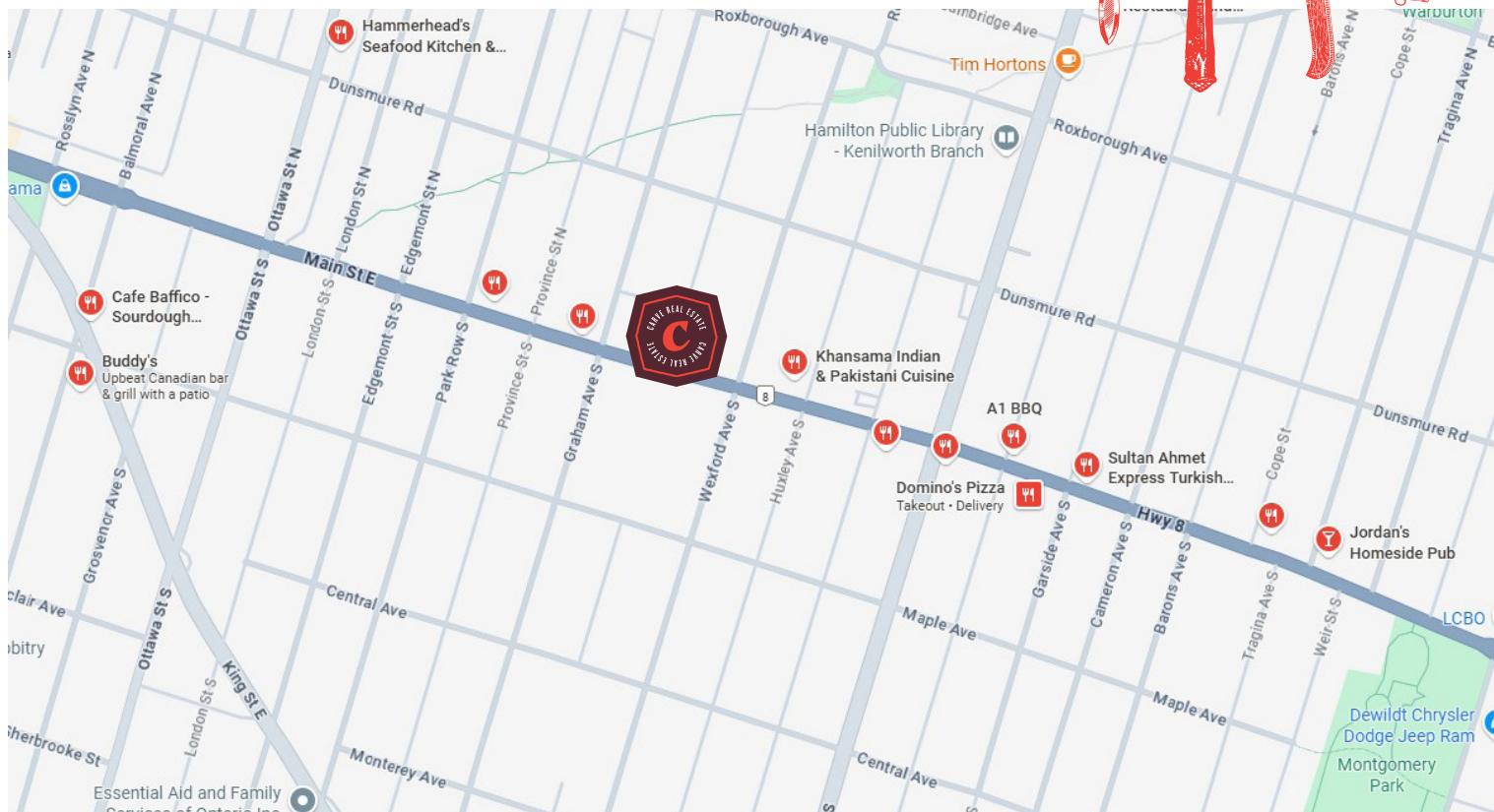


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## BUILDING DETAILS

This is a great location on one of the busiest and most well-known streets in Hamilton, officially recognized as both Highway 8 and Main Street East. The area sees constant traffic and offers excellent exposure for any restaurant or hospitality concept. The business is available turnkey with training and the current menu, or open to rebranding for a new operator.

**Property Details:** The space features a long bar with a great layout and multiple wells, making it ideal for high-volume service. The mostly covered patio has a great vibe and adds valuable seasonal seating. Inside, the restaurant is powered by 200-amp service and supported by a full commercial kitchen located at the back of the house.

There are four exclusive parking spots dedicated to the restaurant, along with a paid parking lot offering an additional 21 spaces directly adjacent to the property. This is a strong opportunity in a high-traffic corridor with plenty of flexibility for the right buyer.

### LOT SIZE

**Frontage:**  
40.00 ft along Main St E

**Depth:**  
Approximately 117.50 ft

**Dimensions:**  
115.06 ft x 40.14 ft x 116.28 ft  
x 40.16 ft

**Size:**  
4,639.24 ft<sup>2</sup> (0.107 ac)



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