

FOR SALE

1115 FENNEL AVE E, HAMILTON

\$99,000

\$5,000 Gross Rent

5,600 Sq Ft

Licensed Restaurant with Patio

JERRY'S PLACE

This spacious 5,600 sq. ft. sports bar and restaurant is located on the mountain in Hamilton at the busy intersection of Fennell and Upper Ottawa Street. The venue currently operates as Jerry's Place, a popular sports bar and restaurant with a large garage door that opens to combine the different portions of this large establishment.

The property features one large commercial kitchen with an 11-ft hood and two walk-in coolers, a sizable bar and service area, and is licensed for 216 guests inside plus 96 on the people-watching patio. A high-quality sound system and stage provide excellent options for live music and events.

The lease is very attractive at \$5,000 gross rent, including TMI, with term. The space also holds an off-track betting license with betting machines, adding an additional revenue stream. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



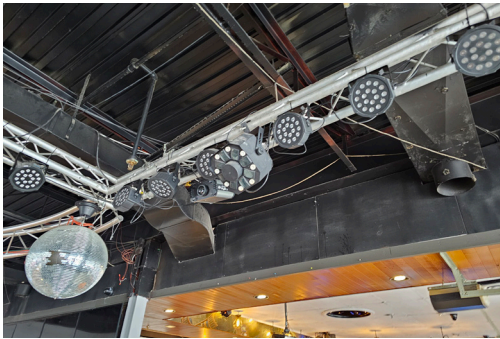
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OTHER LOCATIONS:



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



EAST SIDE SOCIAL

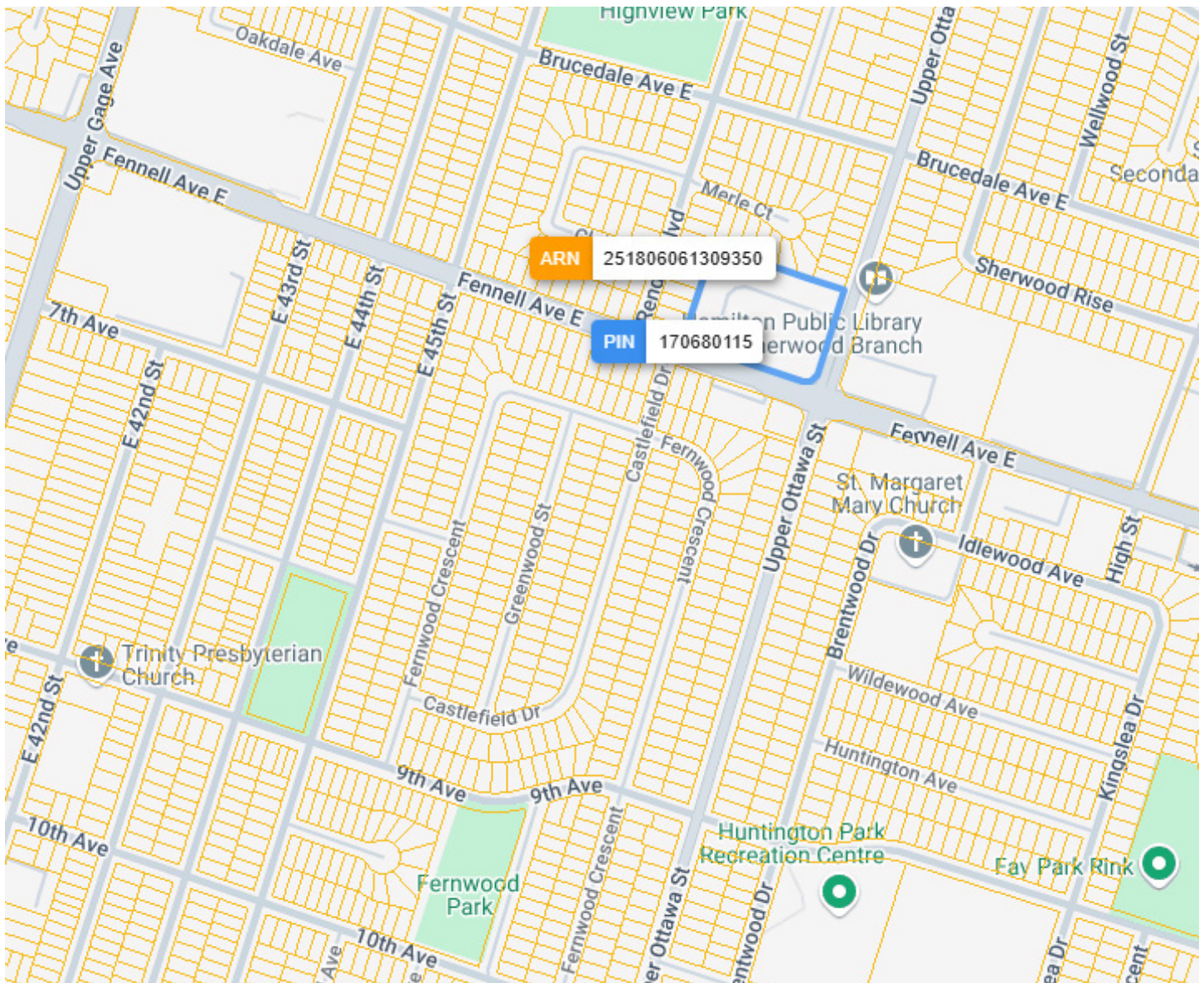
- Licensed Restaurant with Patio
- 2,700 Sq Ft
- \$9,000 Gross Rent
- Licensed for 57 + 43 Patio



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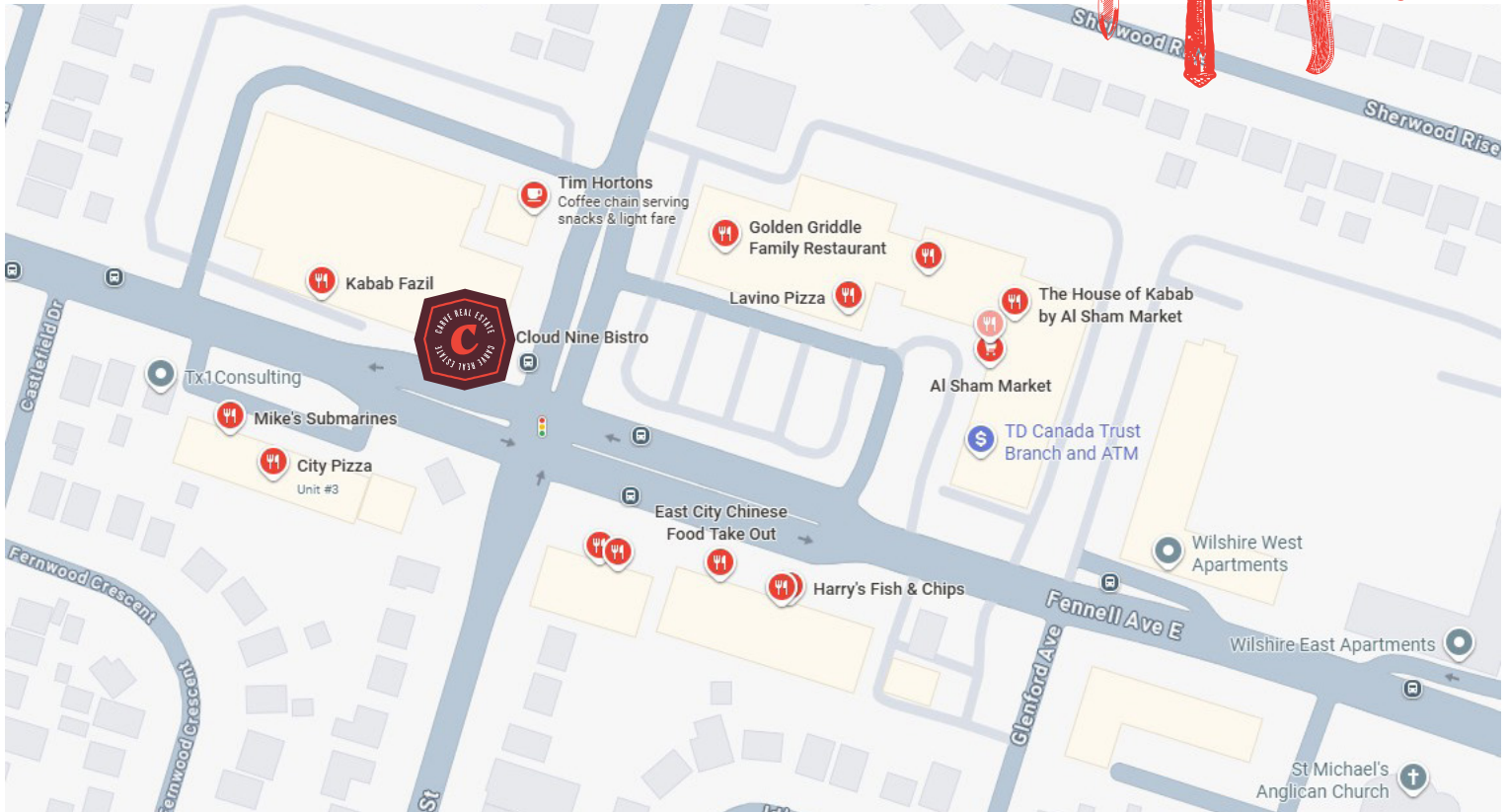
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BUILDING DETAILS

This location has long been established as a sports bar and is perfectly suited for that concept. Situated in a corner unit, it offers excellent visibility, prominent signage, and large windows facing the busy streets of Fennell and Upper Ottawa, ensuring strong exposure to foot and vehicle traffic.

The space is highly flexible, making it ideal for conversion into a different concept, cuisine, or franchise. Equipped with 200-amp 3-phase power, it can support a variety of kitchen and operational needs.

A ready-to-go sound system allows for live music, club-type events, or parties. The layout is versatile enough to operate as one very large restaurant or maintain two separate concepts, providing multiple options for revenue streams and operational style.

LOT SIZE

Frontage:

474.06 ft along Fennell Ave E

Depth:

Approximately 342.01ft

Dimensions:

40.08 ft x 342.01 ft x 445.08 ft
x 7.13 ft x 7.13 ft x 7.13 ft x 7.13 ft x
7.95 ft x 7.95 ft x 311.10 ft
x 434.95 ft

Size:

162,362.67 ft²(3.727 ac)



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