

FOR SALE

1400 UPPER JAMES ST, HAMILTON

\$899,000

\$11,415 Gross Rent

3,750 Sq Ft

Licensed Restaurant

IOS ESTIATORIO & WINE BAR

Los Estiatorio & Wine Bar is a very high-performing, fully licensed Greek restaurant located up on the Mountain in Hamilton. This 3,750 Sq Ft operation produces impressive sales and delivers excellent income to ownership, offering a rare opportunity to acquire a proven and profitable hospitality business in a strong retail node. Beautifully built out with a warm esthetic and established reputation, this turnkey restaurant is ready for continued success under new ownership.

Licensed for 175 guests inside plus an additional 50 on the patio, the restaurant is situated in a busy plaza with ample parking and consistent traffic. The lease rate is \$11,415 Gross including TMI with 3 + 5 + 5 + 5 years remaining, providing long-term security in a desirable location. The large footprint allows for comfortable dining, private functions, and strong event revenue potential.

The production kitchen is built to handle serious volume, featuring a 22-foot commercial hood and three walk-ins (2 + 1), making it ideal for high-capacity service and catering opportunities. Full training will be provided to qualified buyers to ensure a smooth transition. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



ÍOS AGORA & BAKERY

- Bakery & Retail
- 3,700 Sq Ft
- \$11,300 Gross Rent
- Excellent sales and strong income



EAST END SOCIAL

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



LA CARNITA

- On Queen East in the heart of Riverside
- 2,200 Sq Ft
- \$9,823 Gross Rent
- Licensed for 80 + 25 Patio

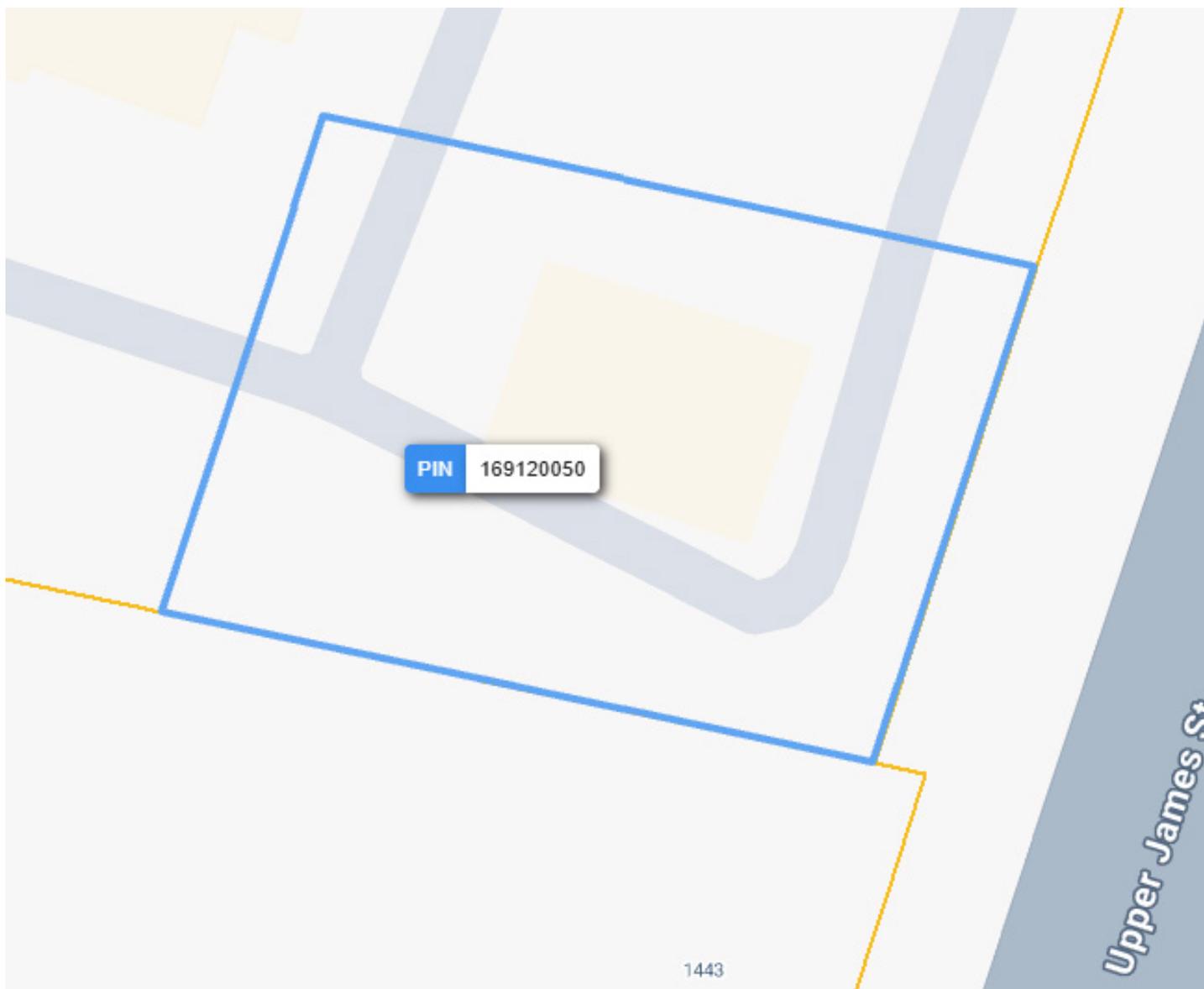


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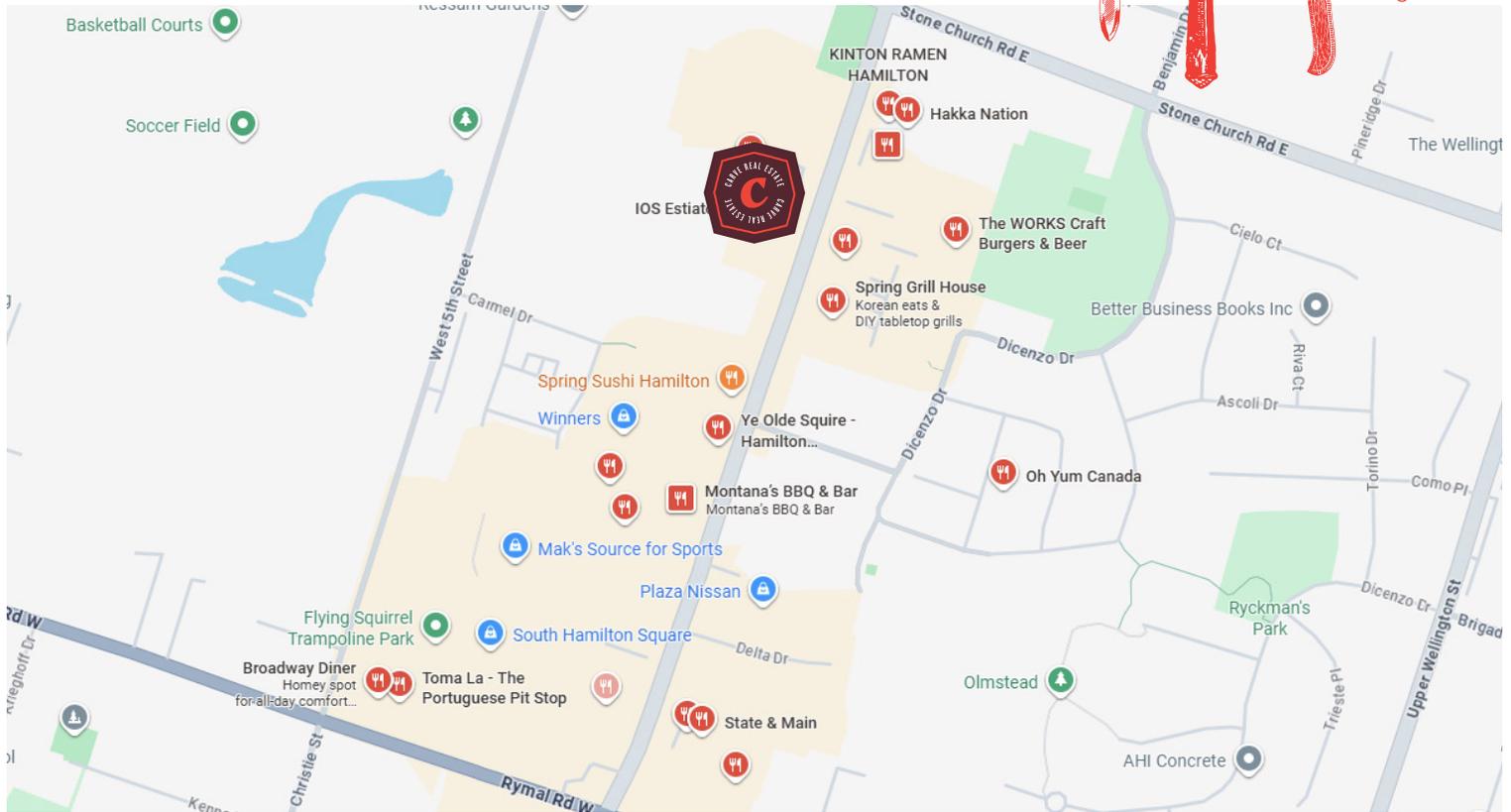
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BUILDING DETAILS

Greek cuisine is one of the most popular and enduring restaurant categories in Ontario, celebrated for fresh ingredients, grilled meats, seafood, and shareable plates. Its vibrant dining experience appeals to families, groups, and special occasions, creating strong repeat business for successful operators.

Well-run Greek restaurants combine quality food with welcoming hospitality, building loyal followings that keep guests coming back. From casual lunches to evening dinners, this style of dining continues to perform strongly across diverse markets.

Hamilton Mountain offers a stable, high-traffic environment with established neighbourhoods, strong household demographics, and ample parking. A proven Greek concept in this busy plaza is ideally positioned to capitalize on both loyal local patrons and destination diners, ensuring long-term success.

LOT SIZE

Frontage:
100.21 ft

Depth:
140.25 ft

Area:
13,971.54 ft² (0.321 ac)

Perimeter:
479.00 ft

Measurements:
100.32 ft x 140.25 ft x 100.21 ft x
140.24 ft



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