



**FOR SALE**

**22 JAMES ST, ST. CATHARINES**

**\$149,000**

## THE OFFICE TAP & GRILL

**\$3,448 Gross Rent**

Licensed restaurant opportunity available in the heart of Downtown St. Catharines currently operating as The Office Tap & Grill. This established business can continue as is or be converted into a different concept, cuisine, or franchise in one of the city's busiest hospitality corridors. Located on James Street just off of St. Paul Street and surrounded by some of the area's most popular restaurants, bars, and entertainment venues, this is an ideal opportunity for an owner-operator or expanding group.

**2,500 Sq Ft**

The restaurant features 2,500 Sq Ft of well laid out space with a full commercial kitchen including a 10-ft hood system and 1 large walk-in fridge. Licensed for 86, the space offers flexibility for dine-in service, events, catering, or a variety of food and beverage concepts. The existing setup is turnkey and designed for smooth day-to-day operations with excellent frontage and visibility in a high traffic downtown location.

**Licensed Restaurant and Bar**

Great lease rate of \$3,448 Gross Rent with lots of term remaining, making this one of the more attractive hospitality lease opportunities in the downtown core. Strong surrounding businesses, nightlife, and ongoing redevelopment continue to drive traffic to the area and support restaurant operators. Please do not go direct or speak to staff or ownership.

**READY FOR SECONDS?**

Call me to discuss this listing today.



**RYAN EARL, Broker and Founder**  
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This document is not meant to solicit existing listings. (12.2002).

# carve REAL ESTATE



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## OTHER LOCATIONS:



### EAST END SOCIAL BAR AND GRILL

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



### THE BISTRO

- Licensed Restaurant
- 3,500 Sq Ft
- \$3,275 Gross Rent
- Seating for 116



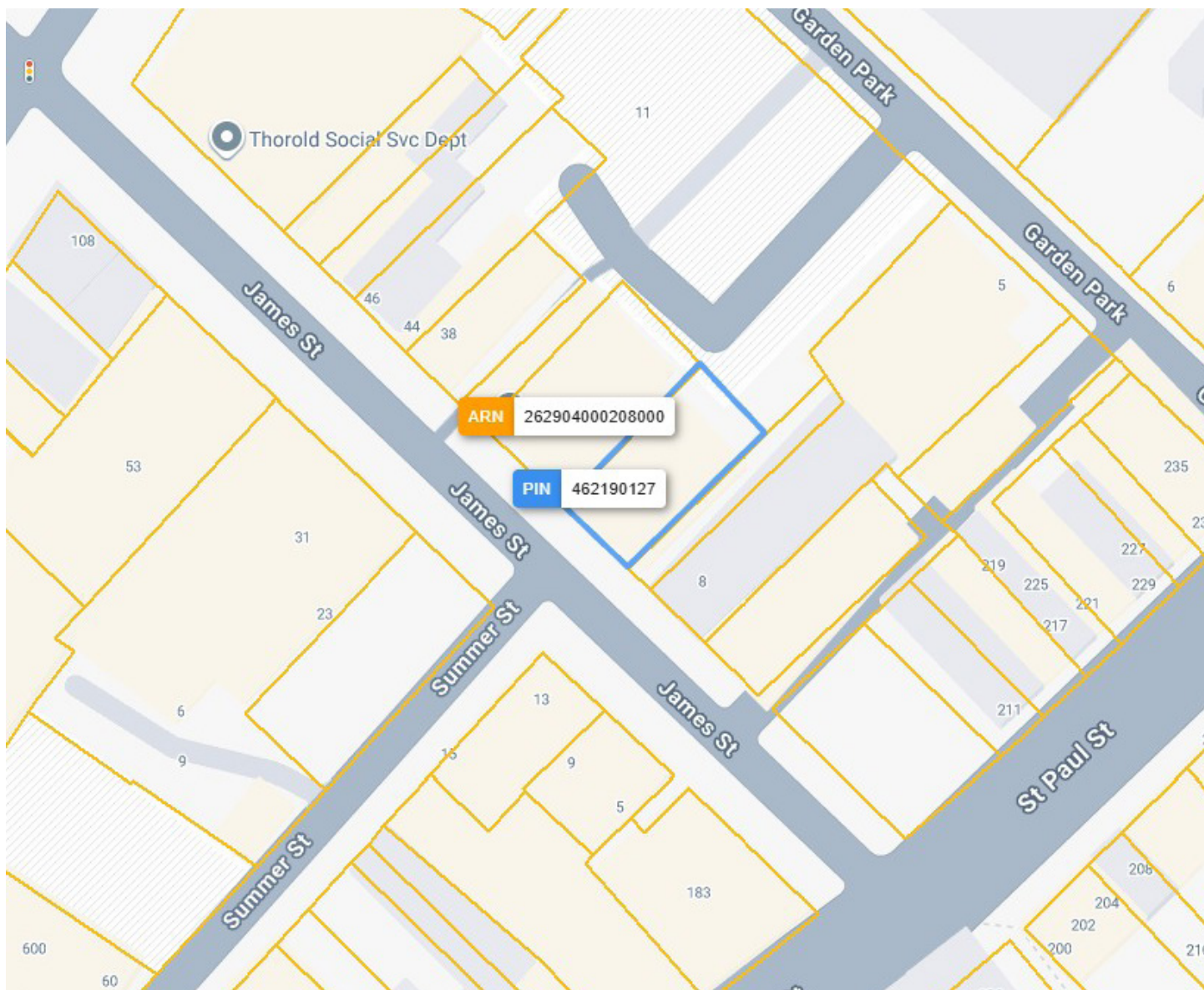
### PLAYER'S SPORTS HUB

- Sports Bar & Restaurant
- 10,000 Sq Ft
- \$7,500 Gross Rent
- Licensed for 325 + 52 patio



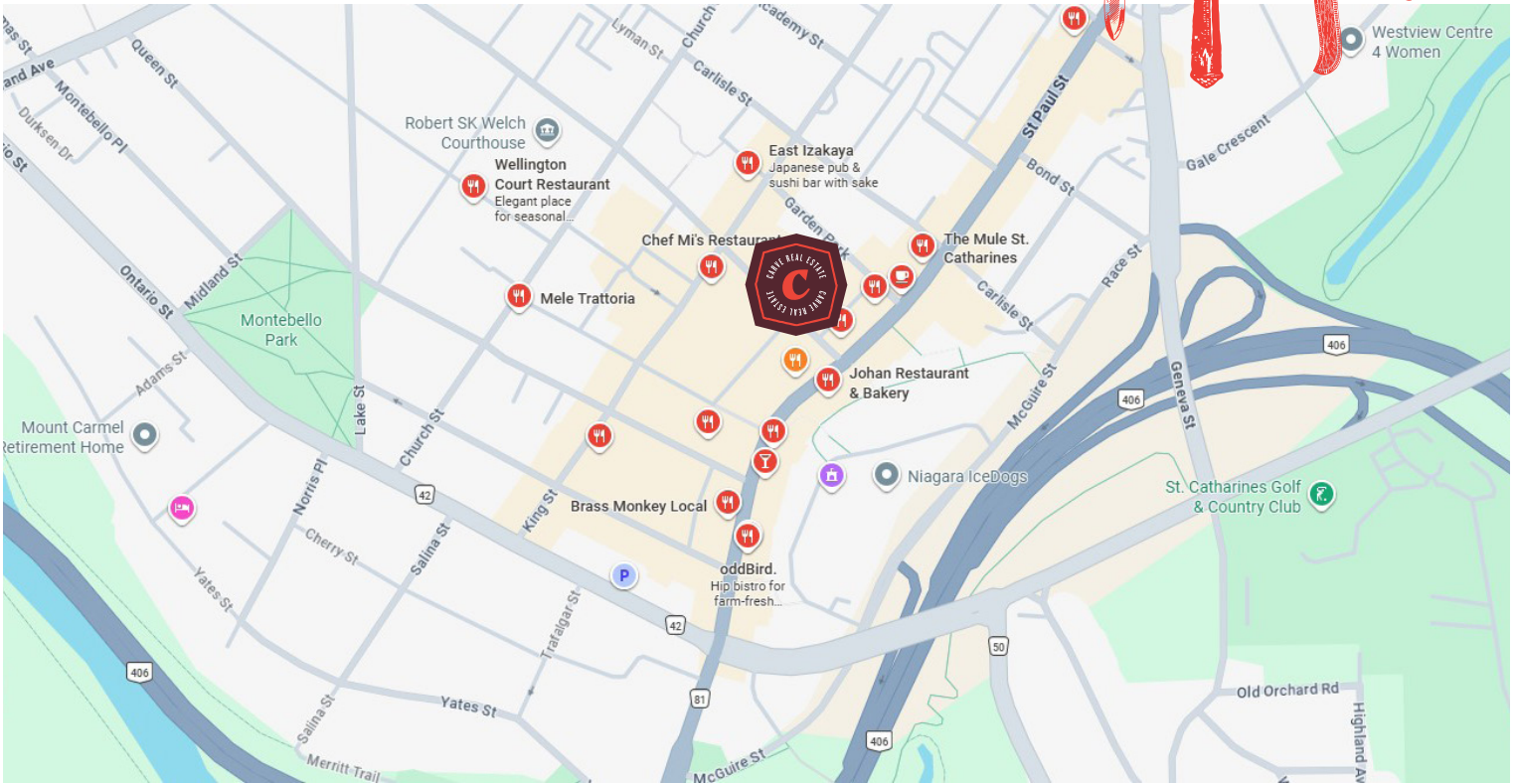
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## BUILDING DETAILS

Downtown St. Catharines continues to see major growth and investment with a strong mix of restaurants, bars, entertainment venues, and residential development driving steady foot traffic throughout the core. James Street and nearby St. Paul Street are considered two of the city's top hospitality corridors with excellent nightlife, events, and year-round activity attracting locals, students, and visitors alike.

This restaurant features a clean and functional layout with a fully built commercial kitchen anchored by a 10-ft hood system and a large walk-in fridge. The 2,500 Sq Ft space offers flexibility for many different restaurant, bar, pub, or franchise concepts with ample room for dining, service, and production. Licensed for 86, the space is ideal for operators looking for a turnkey setup in a proven food and beverage location.

The property offers excellent visibility and easy accessibility in the downtown core with nearby municipal parking, strong pedestrian traffic, and excellent surrounding co-tenancy. Attractive lease terms, a modern hospitality buildout, and strong infrastructure make this a rare opportunity to secure a large licensed restaurant space at a very competitive occupancy cost in one of Niagara's fastest growing urban centres.

### LOT SIZE

**Frontage:**

35.90 ft along James St

**Depth:**

Approximately 95.20 ft

**Dimensions:**

95.41 ft x 43.49 ft x 93.43 ft x 46.34 ft

**Size:**

4,230.21 ft<sup>2</sup> (0.097 ac)

**Perimeter:**

275.59 ft

**Lot Measurement Accuracy:**

LOW



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