



FOR SALE

33 BOWEN ST, HAMILTON

\$199,000

\$22,500 Gross Rent

7,100 Sq Ft

Licensed Restaurant with Patio

LARGE LICENSED RESTAURANT

Big licensed restaurant opportunity in the heart of downtown Hamilton, offering exceptional flexibility for a wide range of hospitality concepts. This impressive standalone building is ideal for a full-service restaurant, franchise, sports bar, nightclub, entertainment venue, private event space, or many other food and beverage uses. Licensed for 254 guests over two levels, the property combines size, character, and a prime downtown location.

Designed to handle high-volume operations, the space features a large production kitchen complete with a 12-foot commercial hood, two stacked Blodgett ovens, three walk-in refrigerators (2 + 1), extensive prep space, and full-service bars on both floors. High ceilings, attractive architectural features, and a spacious 7,100 Sq Ft layout create a memorable atmosphere that is difficult to replicate in today's market.

A brand new lease will be created at \$22,500 Gross Rent with an attractive 10 + 5 + 5 year term, providing long-term security for the next operator. Conveniently located beside a large public parking lot, the property offers excellent accessibility for guests, staff, and events. 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
416-618-0054 | ryan@carverestate.com
carverestate.com

Royal LePage® Signature Realty
Ind. Owned & Operated Brokerage
495 Wellington St W Suite 100, Toronto, ON M5V 1E9

This document is not meant to solicit existing listings. (12.2002).



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OTHER LOCATIONS:



EAST END SOCIAL

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



PARADISO

- Licensed Restaurant with Patio
- 4,200 Sq Ft
- \$11,283 Gross Rent
- Licensed for 160 + 67 Patio



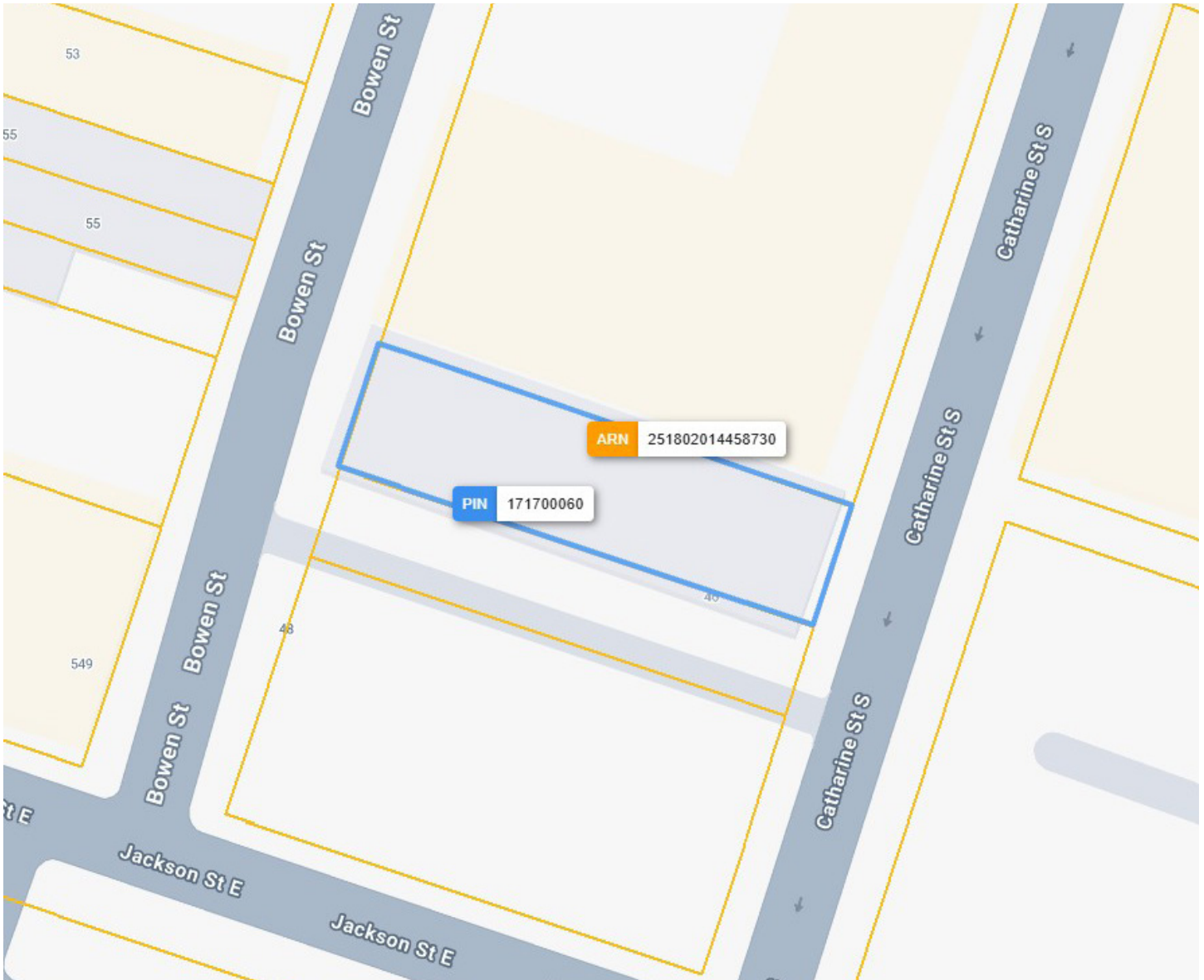
GUS & GUIDO'S BACKYARD

- Licensed Restaurant with Patio
- 1,200 Sq Ft
- \$3,982 Gross Rent
- Licensed for 38



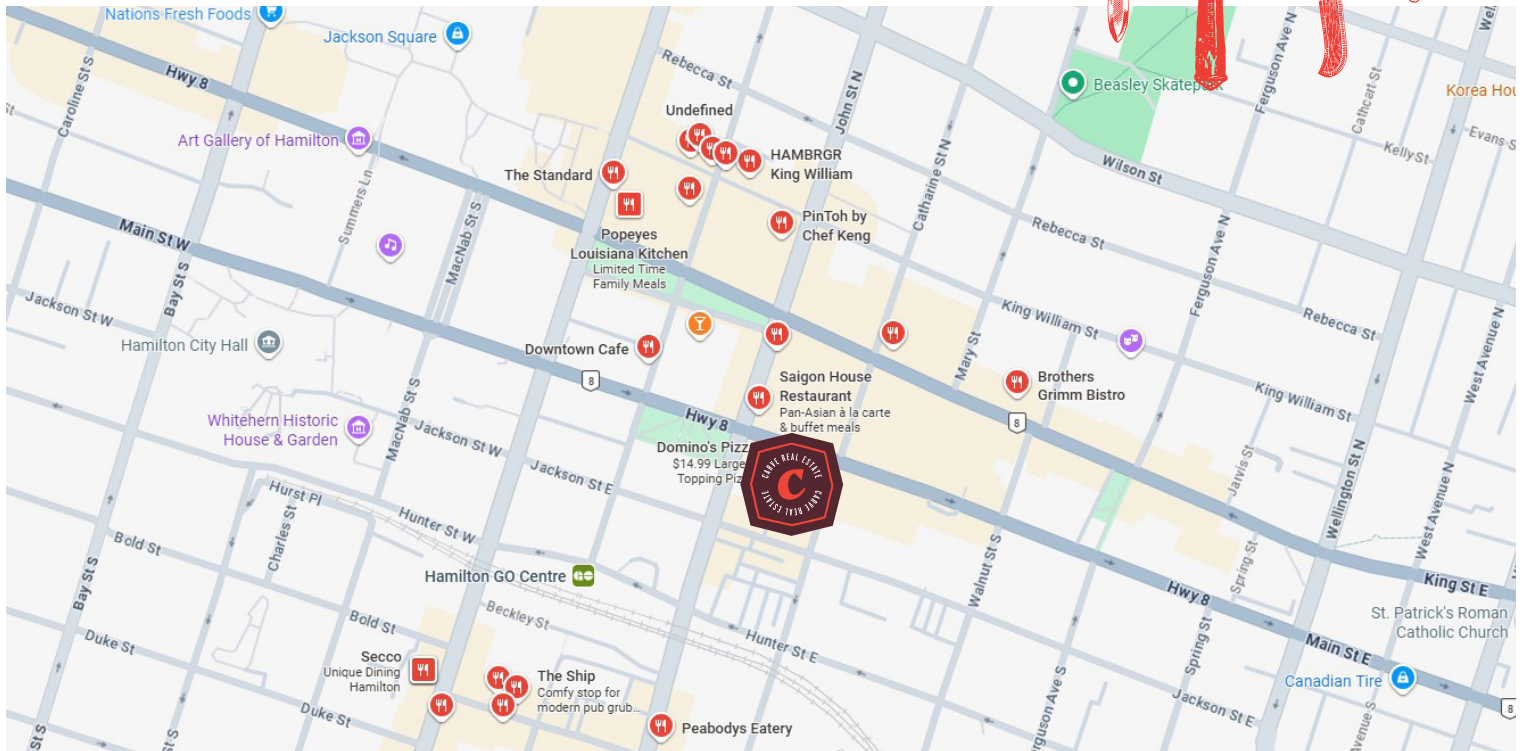
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BUILDING DETAILS

The two-level layout provides outstanding versatility, allowing for multiple revenue streams or separate operating concepts under one roof. The upper and lower levels can accommodate private functions, live entertainment, corporate events, nightlife, or expanded dining, with bars on each floor creating an ideal setup for high-capacity service and special events.

Positioned in the heart of Hamilton's vibrant downtown core, this standalone building benefits from excellent visibility, strong pedestrian traffic, and immediate access to a large neighbouring parking lot. The combination of character architecture, soaring ceilings, and substantial infrastructure makes this a rare opportunity for operators seeking a flagship hospitality location.

With the flexibility to accommodate almost any food, beverage, or entertainment concept, this property is well suited for independent operators, expanding restaurant groups, or franchise brands looking for a large-format downtown presence. Opportunities of this scale and versatility rarely become available in Hamilton's core. Please do not go direct or speak to staff or ownership.

LOT SIZE

Frontage:

33.33 ft along Bowen St

Depth:

Approximately 61.1 ft

Dimensions:

34.34 ft x 133.28 ft x 33.40 ft x 133.17 ft

Perimeter:

331.36 ft

Size:

4,510.07 ft² (0.104 ac)

Lot Measurement Accuracy:

LOW



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