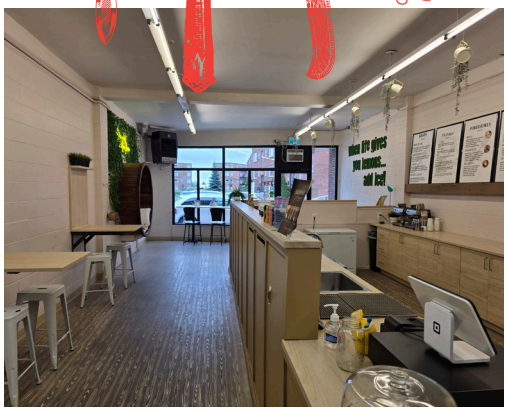
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FOR SALE

780 CONCESSION ST, HAMILTON

$79,000

$2,400 Gross Rent

1,200 Sq Ft

Cafe Bakery QSR

LEMON & ICE

Lemon & Ice is a charming café and bakery opportunity in Hamilton, offering an intimate and inviting setup with seating for 6 guests. This cute and welcoming QSR is ideal for a hands-on owner-operator looking for a manageable café, bakery, dessert, or specialty food business.

The premises feature 200-amp power, a residential-style hood, and freezer, providing a practical setup for a café and light food operation. The compact footprint makes the business easy to operate while offering plenty of potential for takeout, delivery, and grab-and-go sales.

Excellent rent of just $2,400 with 1 year remaining plus 5 + 5 year options, providing exceptionally low overhead and excellent long-term potential. A great opportunity to acquire a lovely Hamilton café and bakery with an attractive lease and manageable operation. Please do not go direct or speak to staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.

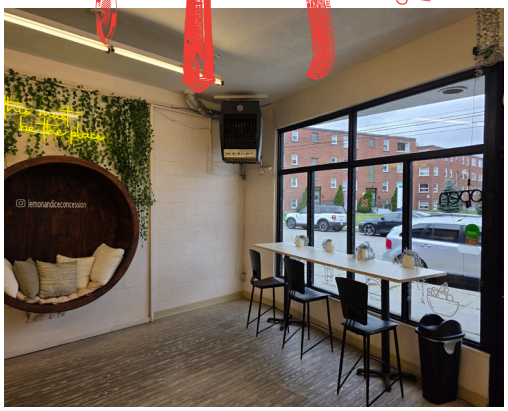
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OTHER LOCATIONS:



SPANISH SAUCE

- Restaurant
- 1,269 Sq Ft
- $4,440 Gross Rent
- Seating for 34



EAST END SOCIAL

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



33 BOWEN ST

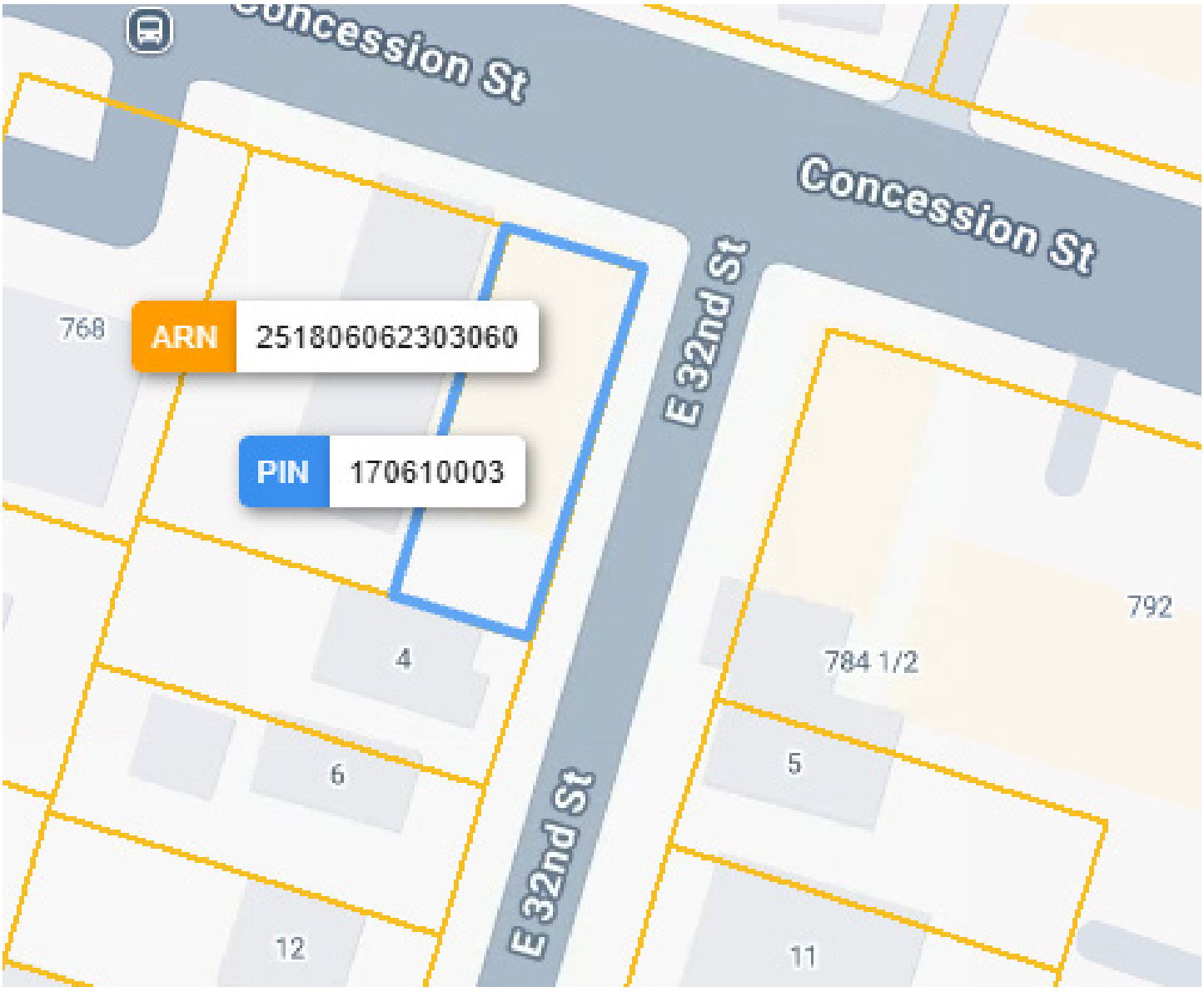
- Licensed Restaurant with Patio
- 7,100 Sq Ft
- $22,500 Gross Rent
- Licensed for 254

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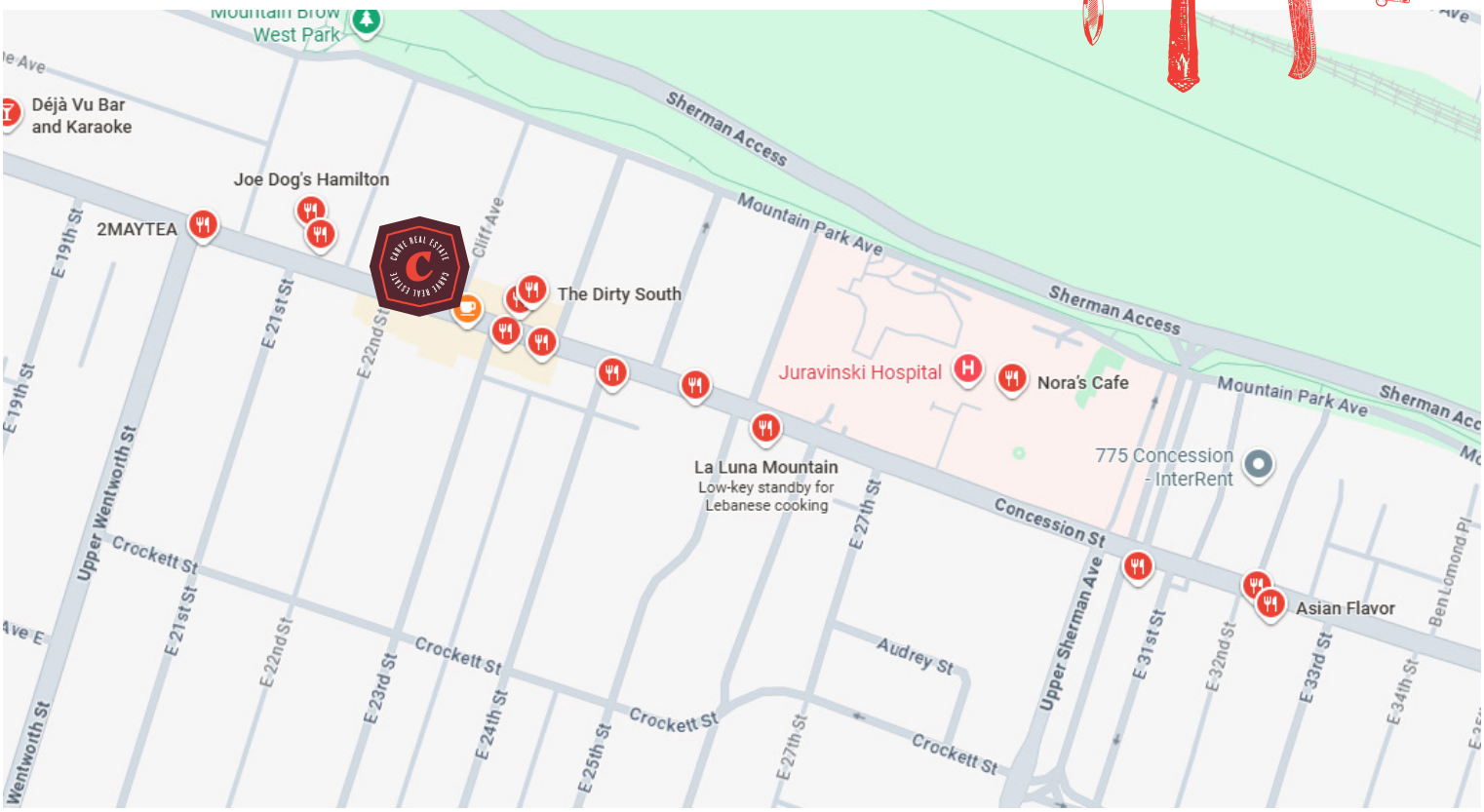


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BUILDING DETAILS

This Hamilton café offers a cozy and intimate atmosphere ideally suited for a neighbourhood coffee shop, bakery, dessert concept, or specialty food operation. With seating for 6, the compact setup is particularly well suited for an owner-operator looking for an efficient business with a strong focus on takeout and grab-and-go customers.

The premises are supported by 200-amp power and an existing light-food preparation setup, providing flexibility for café and bakery operations. The smaller footprint helps keep staffing and day-to-day operating requirements manageable while still providing customer seating.

A charming café with low overhead and a long-term lease structure, this is an attractive opportunity for an entrepreneur looking to establish or grow a café, bakery, or specialty food business in the Hamilton market.

LOT SIZE

Frontage:
37.00 Sq Ft

Depth:
Approximately 100.00 Sq Ft

Perimeter:
272.31 ft

Dimensions:
100.20 ft x 37.07 ft x 100.21 ft x 37.07 ft

Size:
3,713.55 ft^2 (0.085 ac)

Lot Measurement Accuracy:
LOW

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