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FOR SALE

1040 GARNER RD W, ANCASTER

$119,000

$4,440 Gross Rent

1,269 Sq Ft

Restaurant

SPANISH SAUCE

Spanish Sauce is a lovely restaurant opportunity in Hamilton, offering an efficient 1,269 Sq Ft layout with seating for 34 guests and a pending liquor license that is in the application stage. This turnkey restaurant is an excellent opportunity to take over an established Spanish concept with a manageable footprint and full commercial kitchen.

The restaurant features an 8-ft commercial hood, freezer, and 200-amp power, providing excellent infrastructure for the operation. Located in a busy plaza with approximately 100 parking spaces, the location offers outstanding convenience and accessibility for dine-in, takeout, and delivery customers.

Excellent rent of just $4,440 Gross with an attractive 5 + 5 year lease term. A great opportunity to acquire a licensed Spanish restaurant with low overhead, strong kitchen infrastructure, and abundant plaza parking. 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@carverealestate.com
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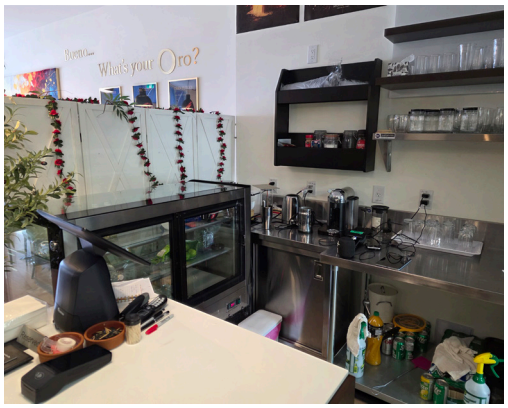
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OTHER LOCATIONS:



33 BOWEN STREET

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



2251 RYMAL ROAD EAST

- Licensed Restaurant with Patio
- $10,000 Gross Rent
- 3,612 Sq Ft
- Licensed for 129 +58 on Patio



1342 MAIN STREET EAST

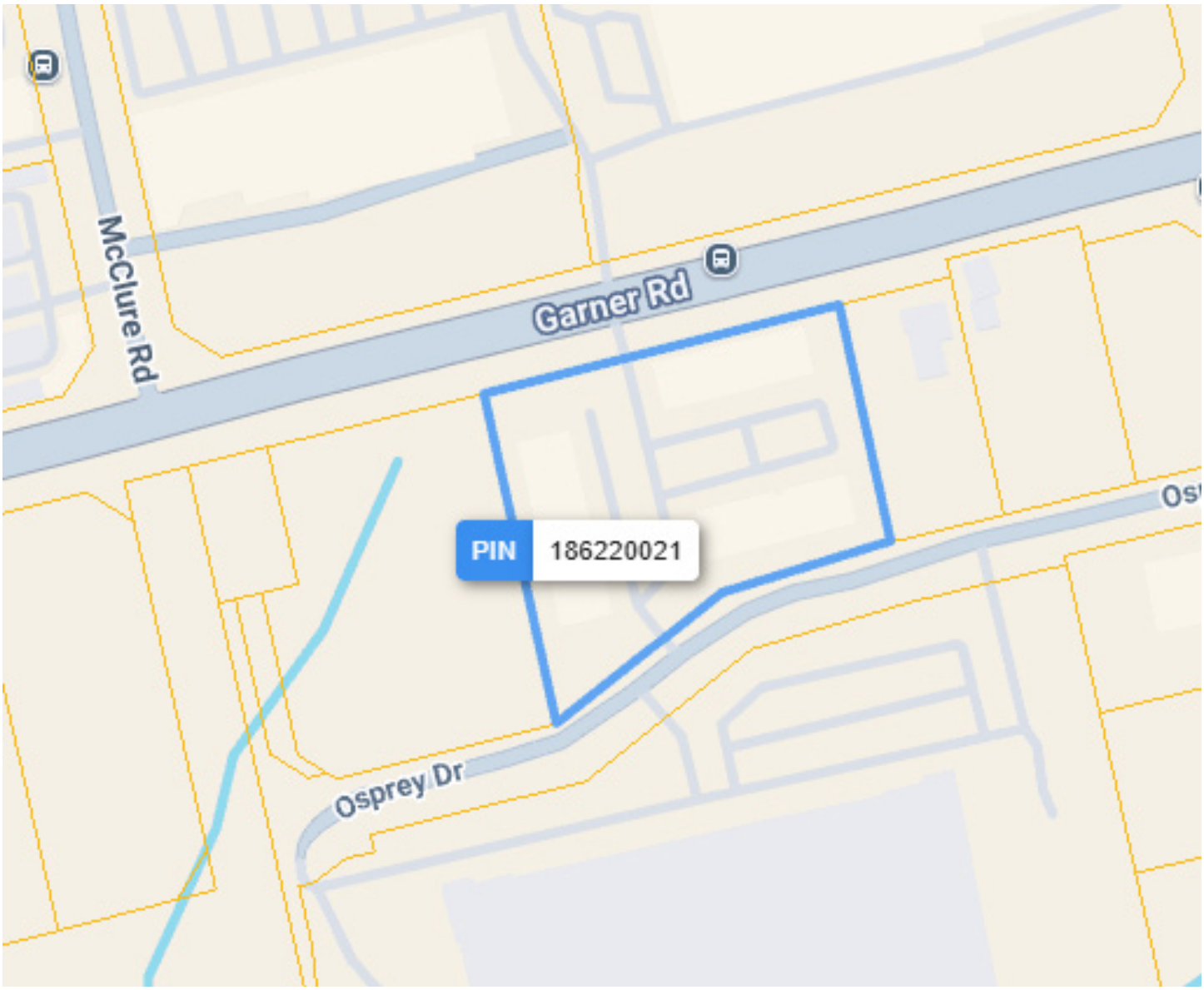
- Licensed Restaurant with Patio
- $9,000 Gross Rent
- 2,700 Sq Ft
- Licensed for 57 + 43 Patio

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BUILDING DETAILS

This Hamilton restaurant location offers an excellent combination of accessibility, parking, and an easy-to-manage footprint. Situated in a busy commercial plaza with approximately 100 parking spaces, the restaurant is well positioned for dine-in, takeout, delivery, and catering business.

The efficient layout is supported by 200-amp power and established commercial kitchen infrastructure, providing everything needed for a busy foodservice operation. The compact size helps keep staffing and operating requirements manageable while still offering a comfortable dining room.

A strong plaza location with excellent customer parking and a turnkey setup makes this an attractive opportunity for an operator looking to continue an established Spanish restaurant in the Hamilton market.

LOT SIZE

Frontage:
449.49 Sq Ft

Depth:
296.29 Sq Ftt

Perimeter:
1,633.86 ft

Dimensions:
413.21 ft x 258.00 ft x 217.73 ft x 296.29 ft x 449.49 ft

Size:
148,821.68 ft^2 (3.416 ac)

Lot Measurement Accuracy:
LOW

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