



FOR SALE

6 JAMES ST, ST. CATHARINES

\$399,000

\$10,000 Gross Rent

5,852 Sq Ft

Nightclub

LEVEL NIGHTCLUB

Level Nightclub is a one-of-a-kind opportunity in the heart of downtown St. Catharines. This impressive 5,852 Sq Ft multi-level nightclub is licensed for 360 guests with an extremely valuable and difficult-to-obtain liquor licence.

No kitchen to worry about and an excellent layout featuring two bars, bottle service booths, dancing cage, games, TVs, premium lighting and sound systems, and more. The entire building is included with no noise restrictions.

Rent starting at \$10,000 Gross including TMI with a brand new 5 + 5 + 5 year lease to be created. A rare opportunity to acquire a large-capacity nightclub with a complete entertainment setup. Please do not go direct or speak with staff or ownership.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder
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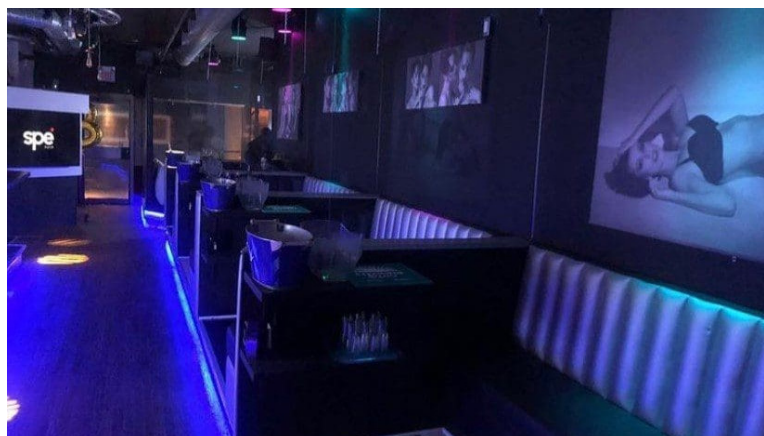


OTHER LOCATIONS:



1116 DUNDAS STREET WEST

- Licensed Restaurant and Bar with Patio
- 1,750 Sq Ft
- \$79,000
- Licensed for 74



691 RICHMOND STREET

- Lounge & Club
- 1,053 Sq Ft
- \$149,000
- Licensed for 60 + 30 Patio



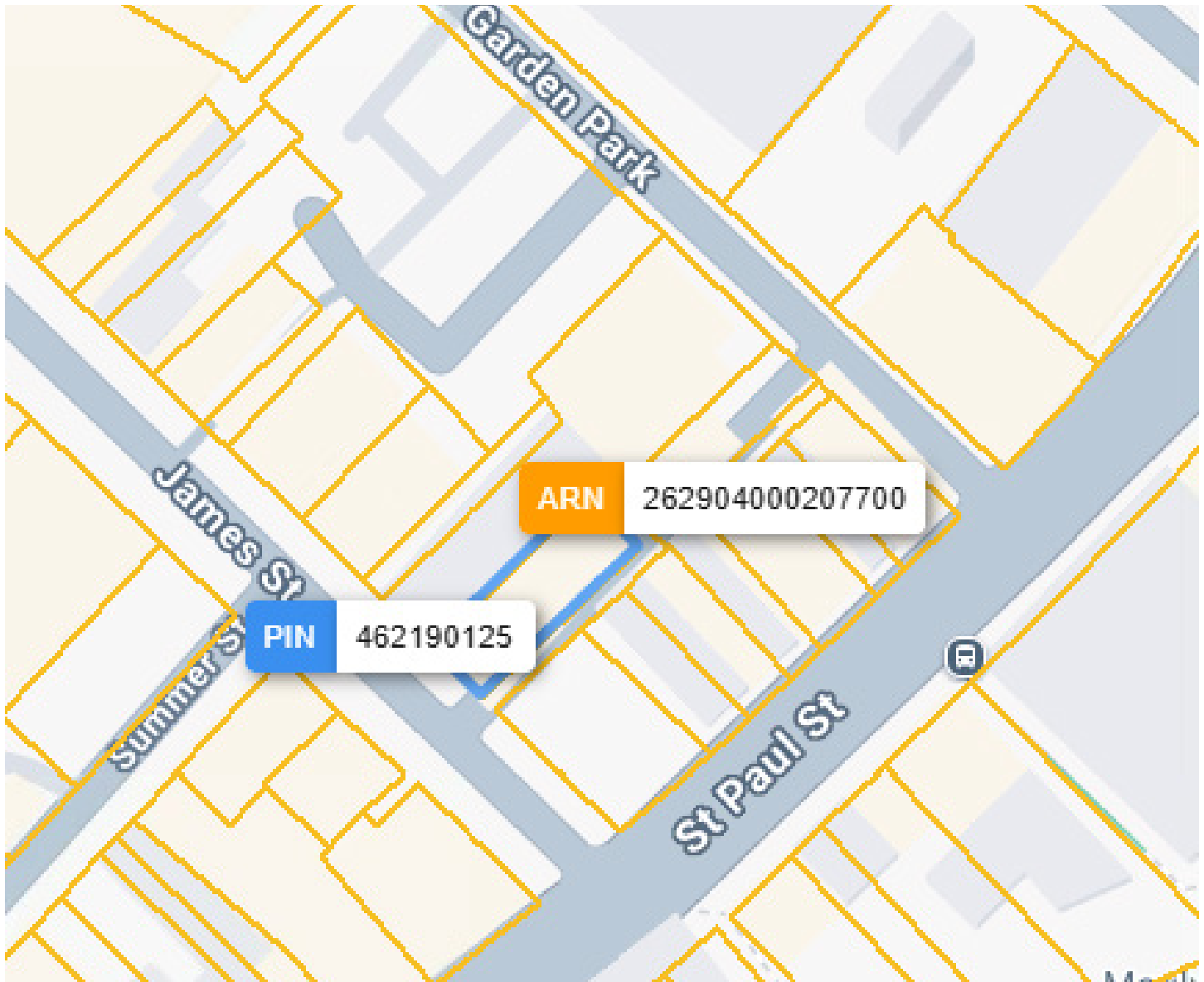
1236 DANFORTH AVENUE

- Licensed Restaurant with Patio
- 1,900 Sq Ft
- \$249,000
- Licensed for 65 + 20 Patio



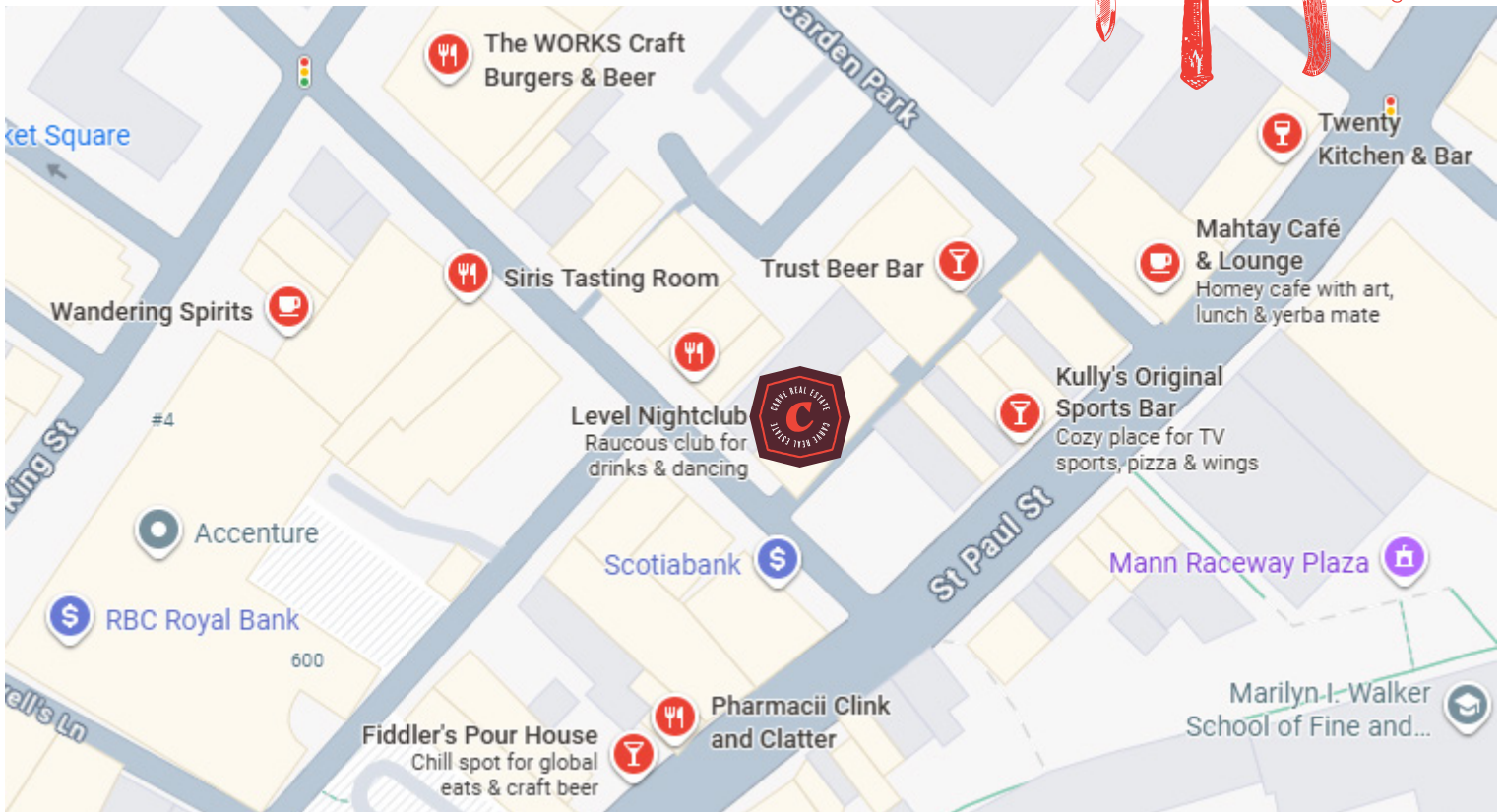
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BUILDING DETAILS

Prime downtown St. Catharines location surrounded by restaurants, bars, entertainment, and a strong student and young professional population. The downtown core benefits from nearby Brock University and its large student community, helping support an active nightlife and entertainment scene.

Excellent buildout designed for high-volume operations with 400-amp power, dedicated coat check, multiple levels, and plenty of space for large crowds and events. The size, infrastructure, and layout make this an ideal opportunity for a large bar, nightclub, entertainment venue, or similar hospitality concept.

A rare downtown space with the infrastructure and capacity needed for a major nightlife operation.

LOT SIZE

Frontage:

36.50 Sq Ft

Depth:

117.00 Sq Ft

Perimeter:

298.56 ft

Dimensions:

113.61 ft x 36.58 ft x 112.25 ft x 39.09 ft

Size:

4,262.50 ft² (0.098 ac)



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