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FOR SALE

233 ST. PAUL ST, ST. CATHARINES

LICENSED RESTAURANT

Beautiful turnkey licensed restaurant with patio located in the heart of downtown St. Catharines on vibrant St. Paul Street. This attractive 1,200 sq ft space is licensed for 61 inside plus 16 on the patio and features a great layout with a fully equipped commercial kitchen. Excellent opportunity for an operator looking for a ready-to-go restaurant in a prime downtown location.

The kitchen features a 12-ft commercial hood and 2 walk-ins, including one prominently displayed on the main floor for excellent visual appeal. Ideal for a wide variety of restaurant concepts and available for rebranding into a different concept, cuisine, or franchise.

Great lease rate of $4,500 Gross Rent including TMI with 2 + 5 years remaining. An excellent opportunity to take over a beautifully finished restaurant with substantial infrastructure already in place. Please do not go direct or speak to staff or ownership.

$149,000

$4,500 Gross Rent

1,200 Sq Ft

Licensed Restaurant with Patio

READY FOR SECONDS?

Call me to discuss this listing today.

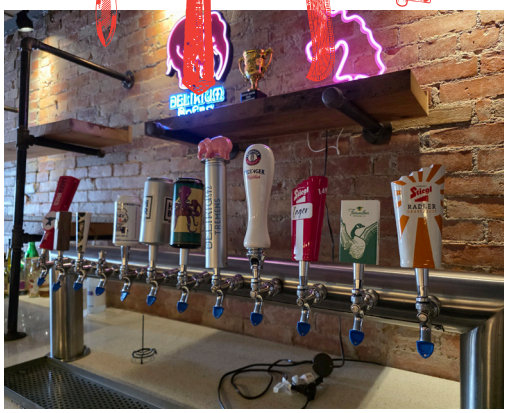
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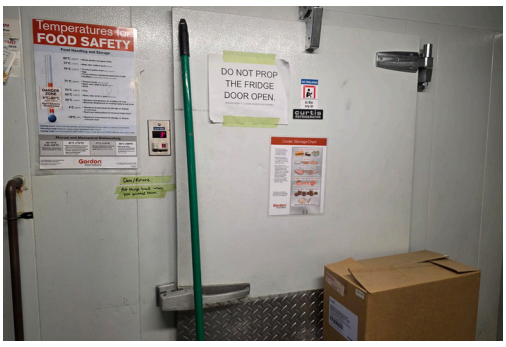
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OTHER LOCATIONS:



LEVEL NIGHTCLUB

- Nightclub
- $10,000 Gross Rent
- 5,852 Sq Ft
- Licensed for 360



EAST SIDE SOCIAL

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



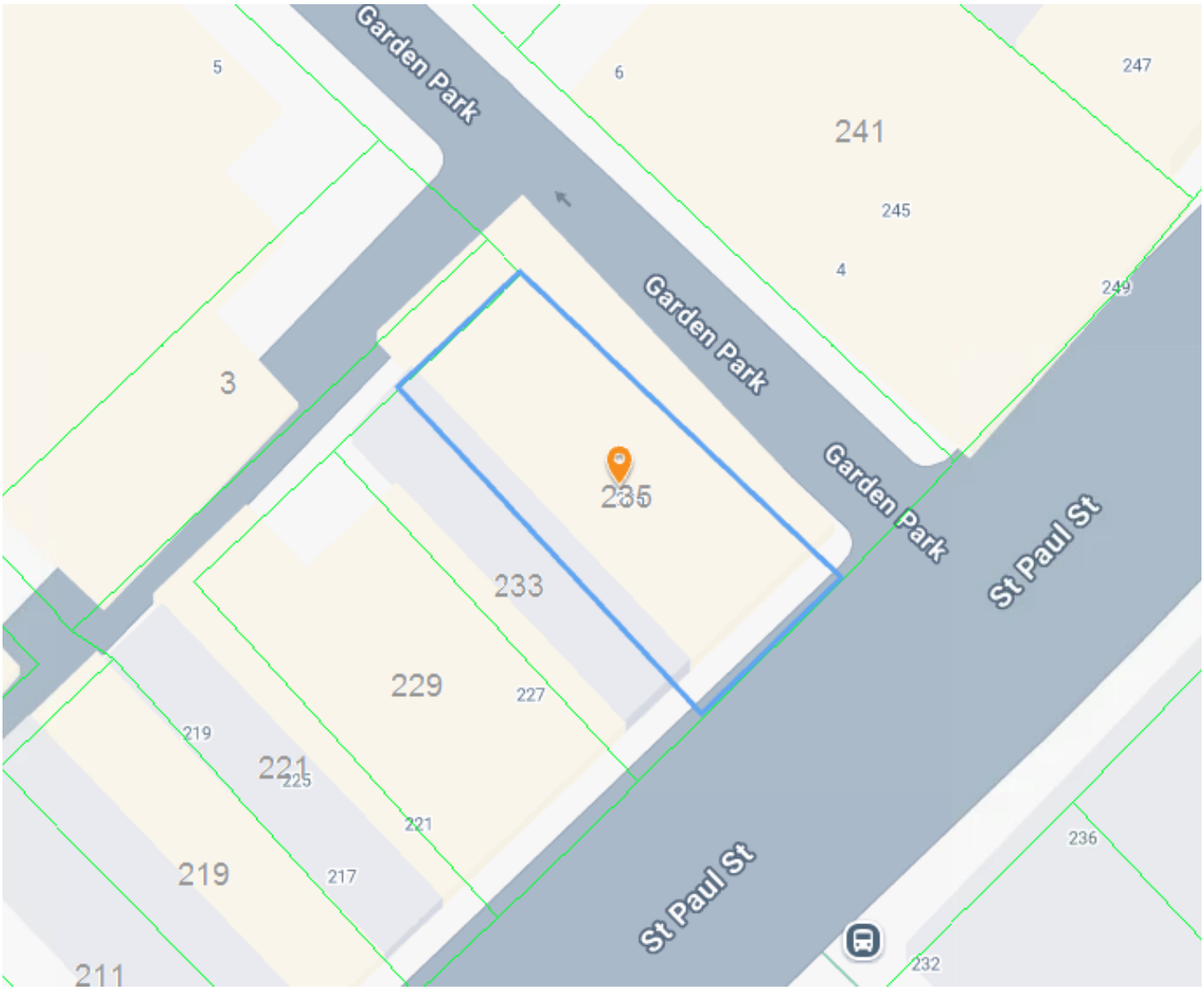
PARADISO (BURLINGTON)

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

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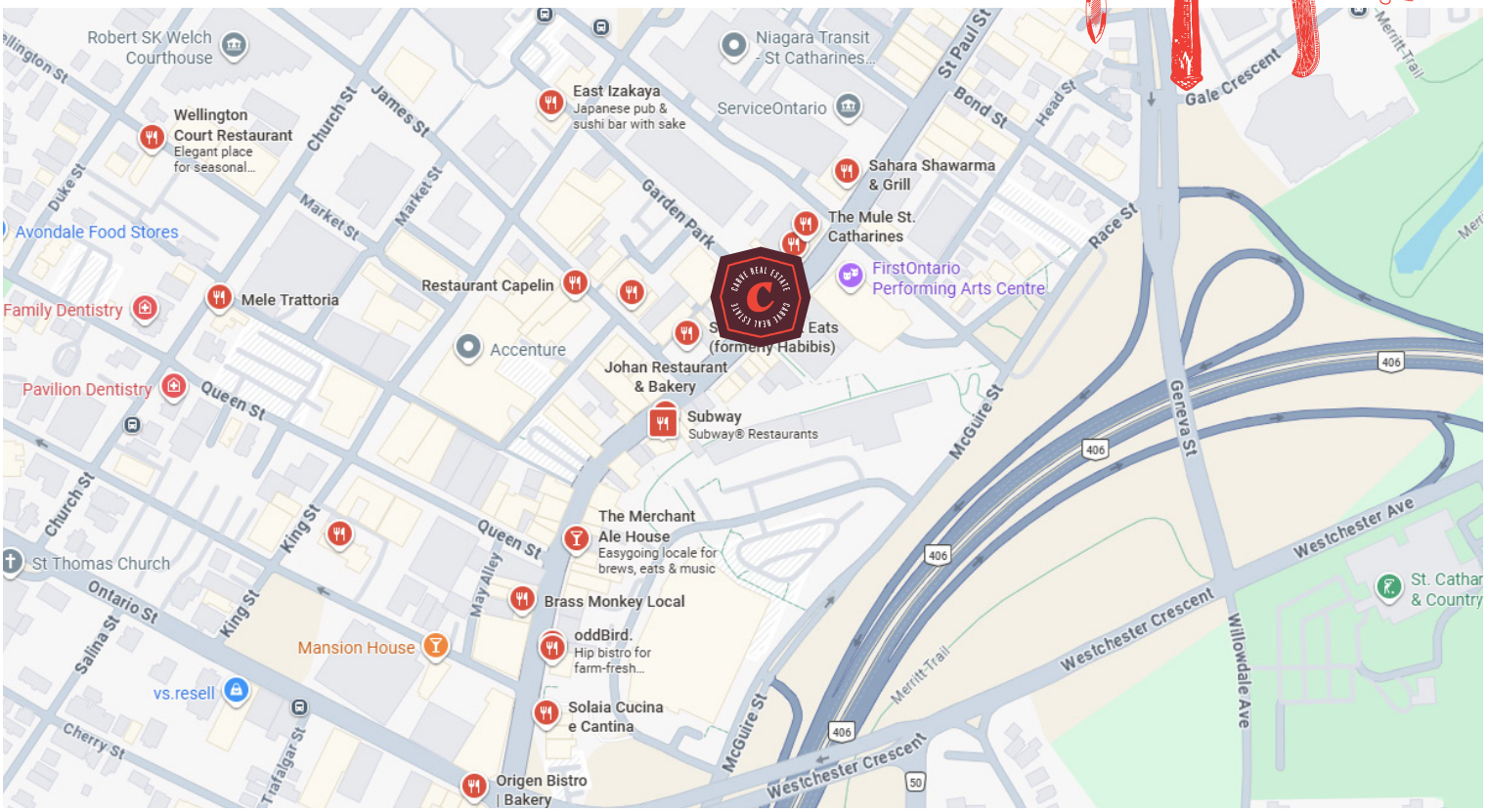
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BUILDING DETAILS

Located on St. Paul Street in the heart of downtown St. Catharines, surrounded by restaurants, bars, shops, entertainment venues, and a growing residential community. This vibrant downtown location benefits from a lively dining and nightlife scene.

The restaurant features a full basement with upgraded building systems, 200-amp power, and 4 washrooms, providing excellent infrastructure for a variety of foodservice operations. The main-floor layout offers an inviting dining environment with an attractive presentation of the kitchen facilities.

An excellent opportunity for an independent operator or franchise looking to establish a presence in downtown St. Catharines, with convenient access to surrounding businesses, cultural attractions, and the broader Niagara Region.

LOT SIZE

Frontage:
19.00 ft

Depth:
90.25 ft

Perimeter:
219.82 ft

Dimensions:
18.70 ft x 91.87 ft x 19.04 ft x 91.47 ft

Size:
1,722.22 ft^2 (0.040 ac)

Lot Measurement Accuracy:
LOW

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