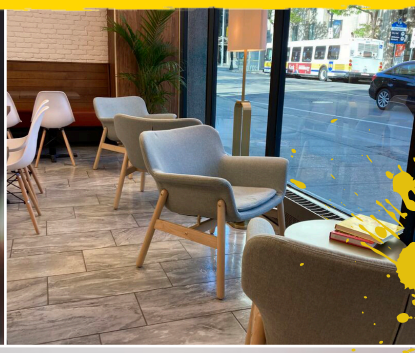
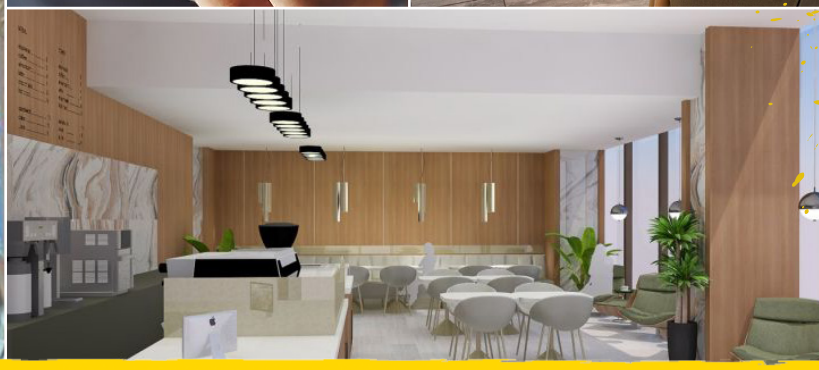
BUSY CAFE FOR SALE

1 JAMES STREET SOUTH, HAMILTON





LOCATED IN THE "CENTRE OF IT ALL !!!"

- **1,522 SQ. FT.** OF TASTEFULLY DESIGNED SPACE
- 45 SEATS W/ FULL KITCHEN
- RENTAL RATE OF ONLY $5,000.00 INCLUSIVE OF TMI / HST AND UTILITIES
- 2 YEAR LEASE W/ 10 YEAR RENEWAL OPTION
- BOOMING HAMILTON DOWNTOWN CAFE , SHORT HOUR (MON- FRI 6;30AM- 4PM)
- LONG TIME ESTABLISHED CAFE, TURNKEY OPERATION
- LOTS OF POTENTIAL TO DEVELOP BUSINESS
- MAIN FLOOR AT 16 STOREY BUILDING • VERY BUSY DOWNTOWN CORNER

ASKING $140,000.00

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.

STEPHEN M. MURPHY

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CENTURY 21 REGAL REALTY INC. BROKERAGE

OMG REAL ESTATE TEAM — COMMERCIAL • HOSPITALITY • INVESTMENTS

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