STUNNING NIGHTLIFE VENUE
FOR SALE IN LITTLE ITALY

NESTLED RIGHT IN THE PRIME HOSPITALITY NODE

• THIS VENUE HAS **2,700 SQ. FT** OF CLEAR SPAN SPACE PLUS UPPER MEZZANINE AND USABLE BASEMENT •

• RECENTLY RENOVATED AND SET UP FOR HIGH VOLUME BAR SERVICE •

• GREAT SOUND, LIGHTING AND SIGHT LINES • LIQUOR LICENSE IN PLACE FOR 200 GUESTS •

• VERY FAVOURABLE LEASE IN PLACE. 8 YEARS REMAINING ON THE INITIAL TERM WITH OPTIONS TO RENEW •

• RENT IS ONLY $10,500.00 / MONTH **INCLUSIVE** OF TMI AND HST! •

• TASTEFUL FINISHES, ALL NEW EQUIPMENT AND INFRASTRUCTURE •

THIS IS THE ONE! ALL INTERESTED PARTIES MUST SIGN AN NDA

ASKING PRICE: PLEASE CONTACT THE LISTING AGENT

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.

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OMG REAL ESTATE TEAM

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