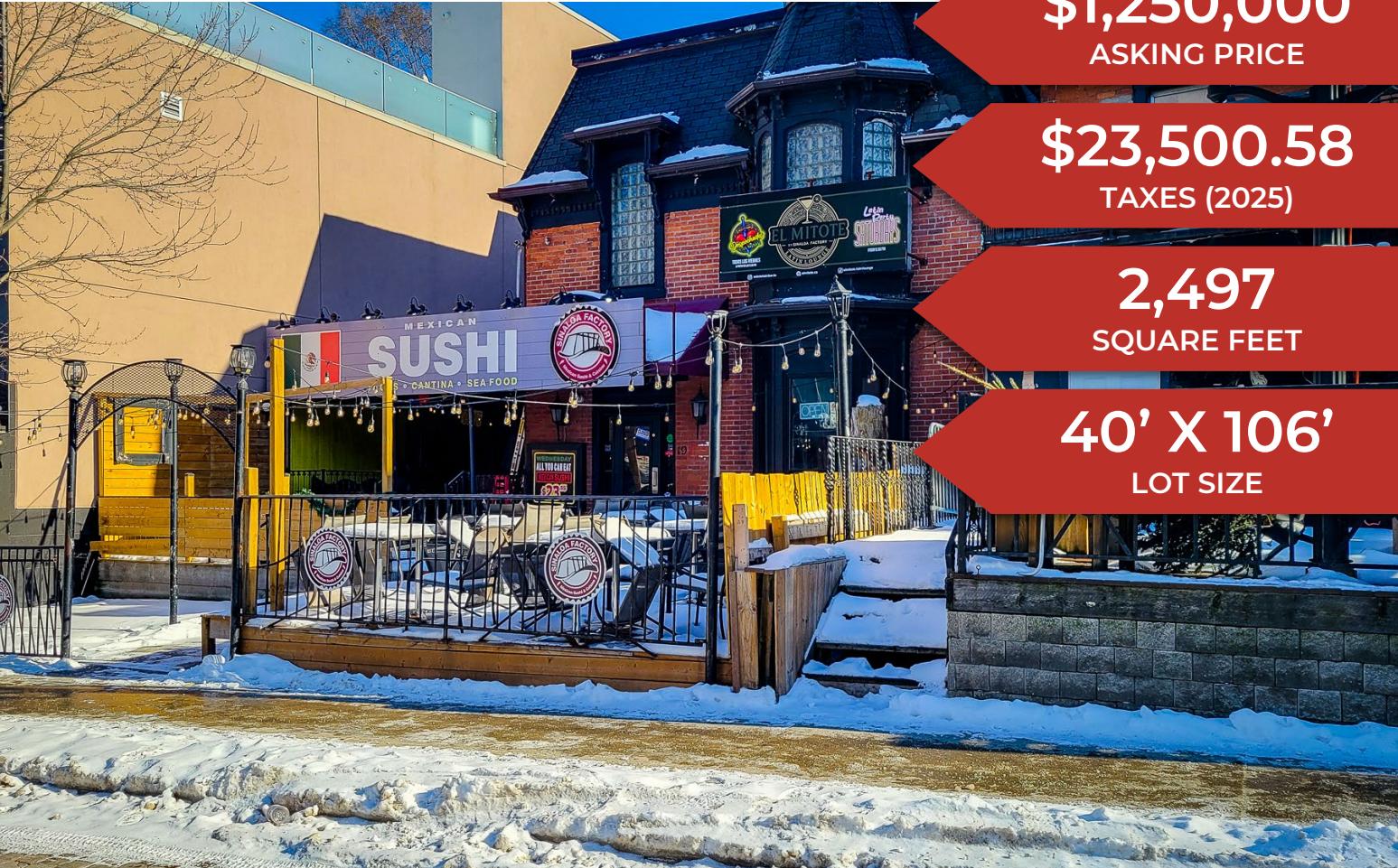


# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## RETAIL BUILDING FOR SALE

BBSREALTY.COM



### 19 Hess Street South, Hamilton, ON

Rare opportunity to acquire a standalone restaurant property featuring a distinctive French mansard roof and approximately 40 feet of prime street frontage in one of Hamilton's most active entertainment districts. The building offers a massive licensed patio with 145 outdoor seats, complemented by additional licensed seating on the main floor and basement, with future licensing potential on the upper level. The property is fully built out with an operational commercial kitchen and a large walk-in refrigerator in the basement, well suited for high-volume and late-night service. Located in revitalizing Hess Village, Hamilton's closest entertainment district to the newly renovated TD Coliseum, the property benefits directly from consistent pre- and post-event traffic driven by concerts, sporting events, and major live performances. Surrounding restaurants are regularly packed during event nights. The property is currently tenanted to a multi-location Mexican restaurant franchise, providing a stable income stream for investors, with the ability to deliver vacant possession for owner-operators or purchasers with a new concept or tenant in hand. A highly flexible asset offering both secure cash flow and value-add or re-positioning potential in a proven hospitality corridor.

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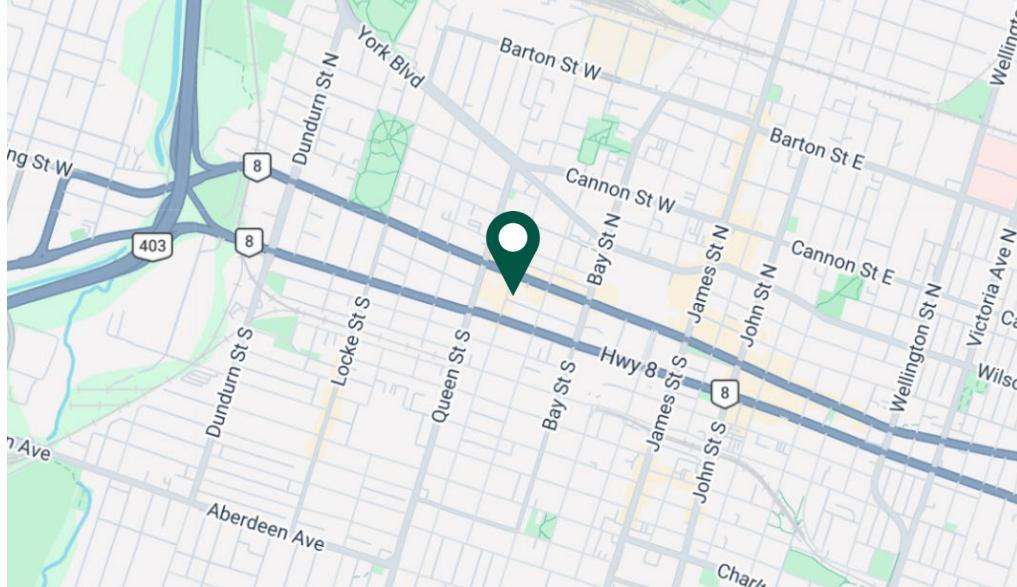
#### HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5  
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

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## DETAILS

LEVELS	2
LOT FRONT	40'
LOT DEPTH	106'
LOT SIZE	4,208.68 sf
PARKING	6 spaces
ZONING	D3

- The building offers a massive licensed patio with 145 outdoor seats, complemented by additional licensed seating on the main floor and basement, with future licensing potential on the upper level
- The property is fully built out with an operational commercial kitchen and a large walk-in refrigerator in the basement, well suited for high-volume and late-night service



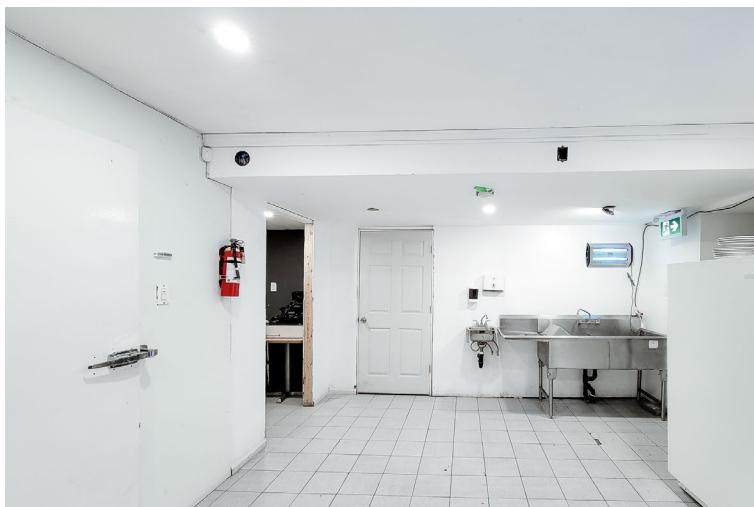
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