

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

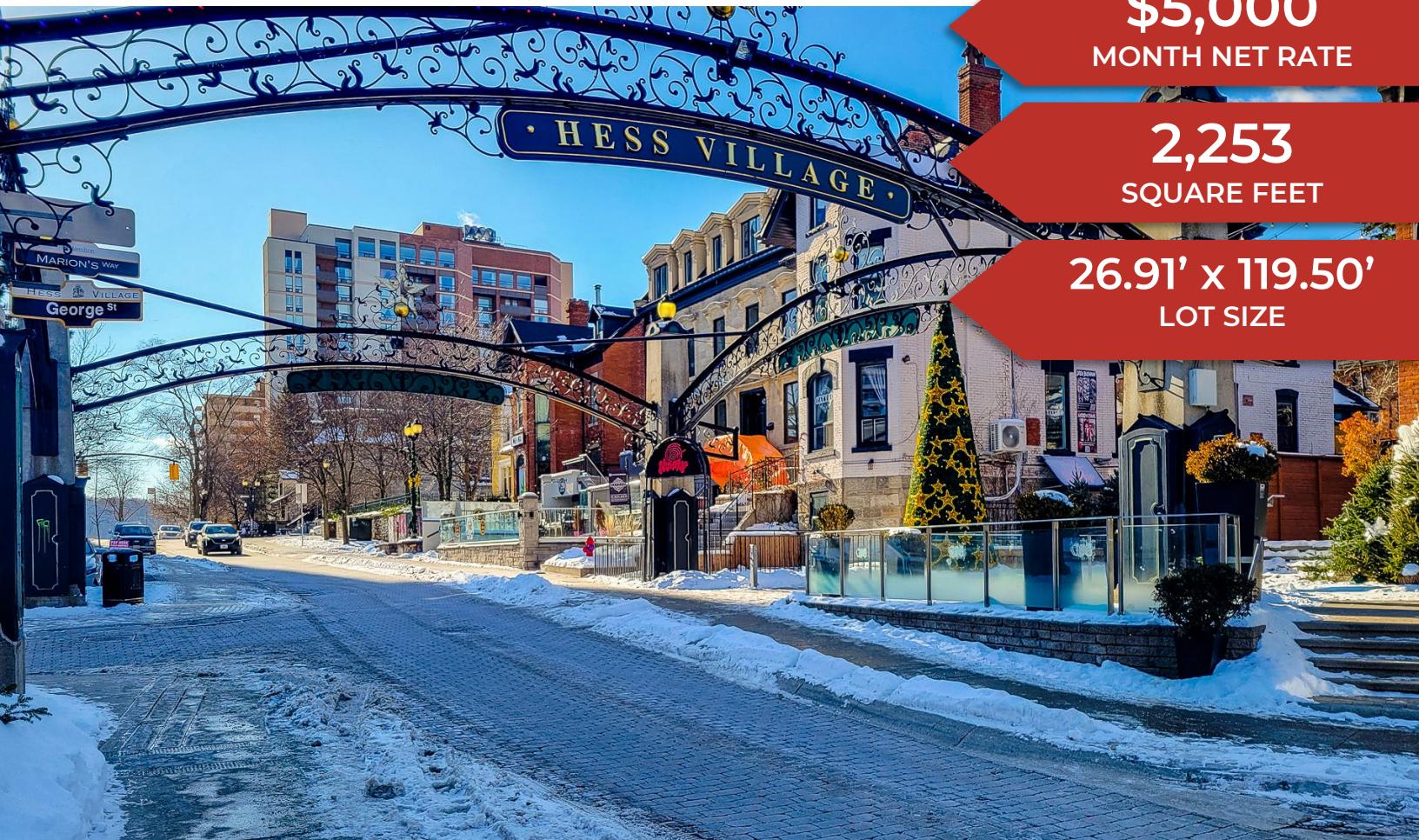
RETAIL BUILDING FOR LEASE

BBSREALTY.COM

**\$5,000
MONTH NET RATE**

**2,253
SQUARE FEET**

**26.91' x 119.50'
LOT SIZE**



32 Hess Street South, Hamilton, ON

Formerly home to a well-known live music venue and bar, this fully rebuilt space presents a rare opportunity to secure a move-in-ready premises within one of Hamilton's most active entertainment districts. The property features a large, licensed patio, along with substantial recent capital investment. Over the past year, the space has been completely reconstructed with permits, including new HVAC, mechanical systems, plumbing, lighting, washrooms, and code-compliant life-safety upgrades. The result is a modern, efficient building envelope that significantly reduces upfront tenant capital requirements.

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HAMILTON MAIN OFFICE

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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	3
LOT FRONT	26.91'
LOT DEPTH	119.50'
ZONING	D3

- Multiple entrances provide excellent operational flexibility, allowing for controlled access, segmented uses, or future reconfiguration
- The layout readily supports continued hospitality use but is equally well-suited for conversion to retail, experiential concepts, or hybrid formats
- Hess Village continues to benefit from increased foot traffic, nightlife density, and spillover activity driven by major events occurring downtown
- The area has evolved beyond late-night use into a broader entertainment and lifestyle destination, supporting longer operating hours and diverse business models



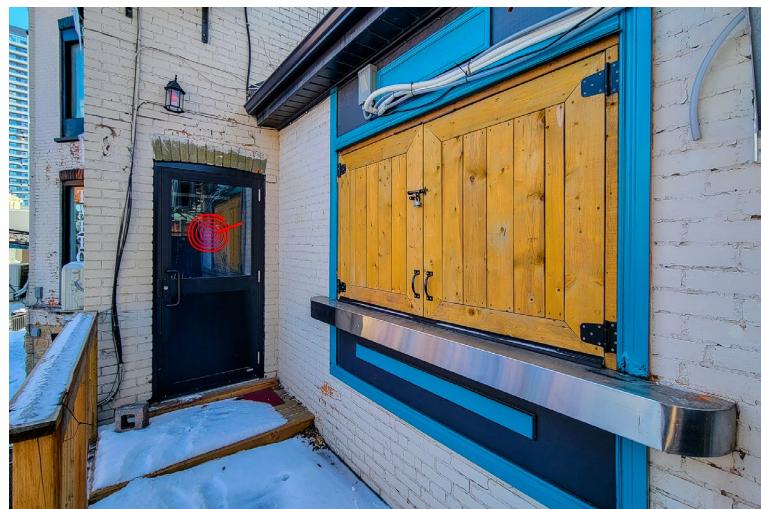
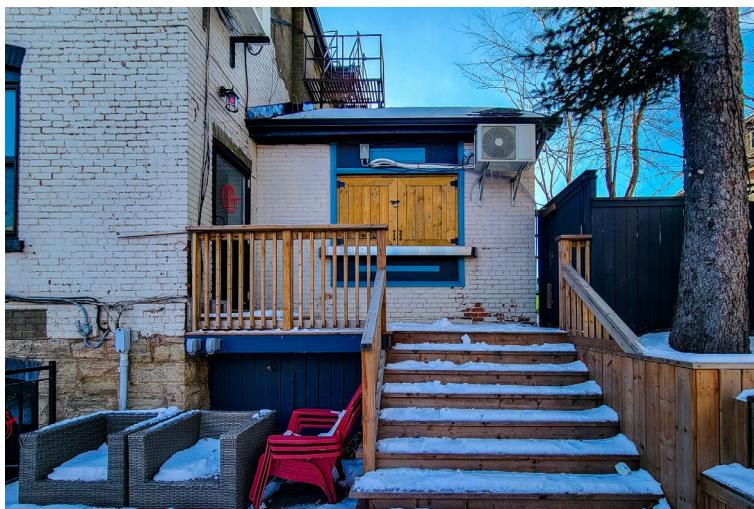
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