

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

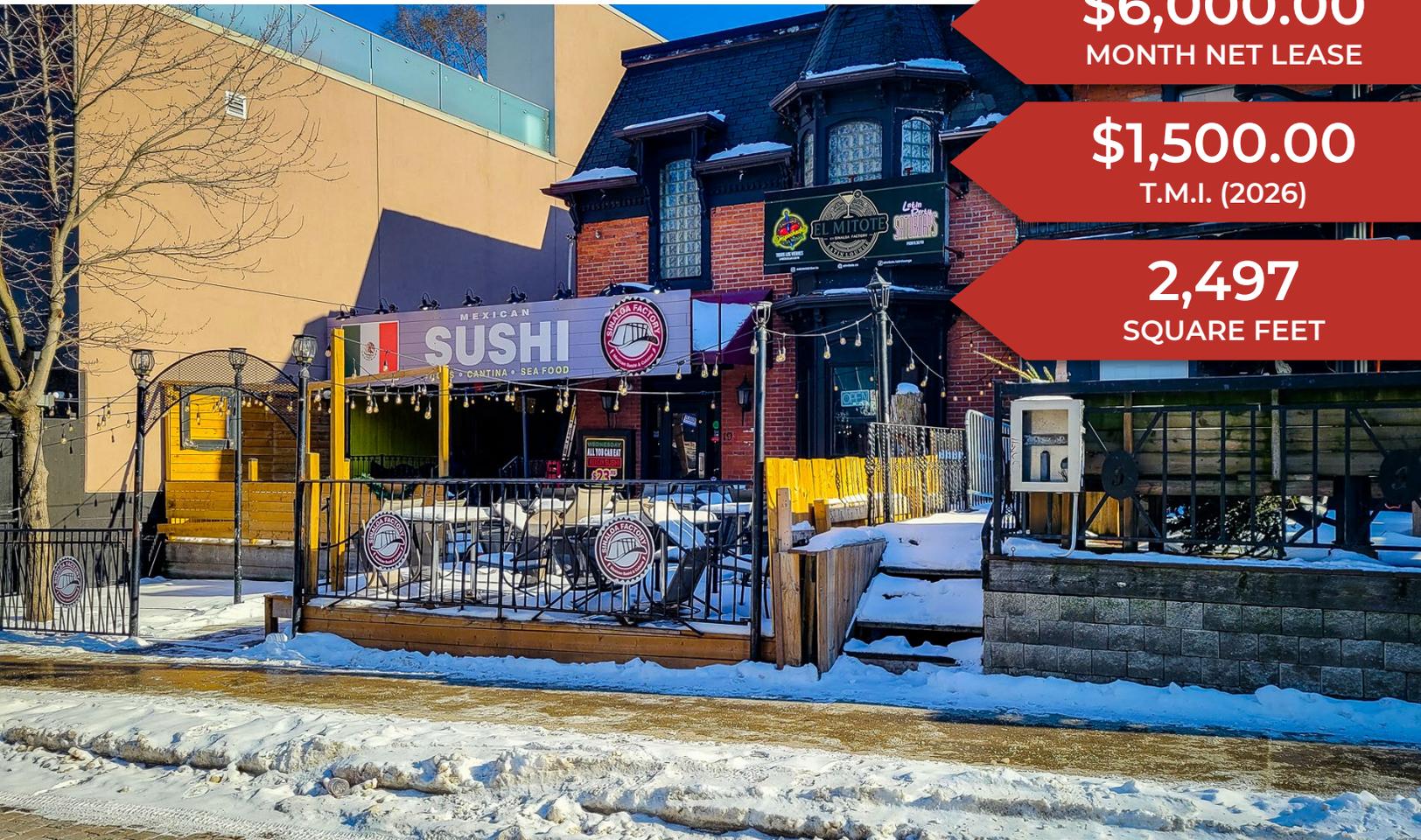
## RETAIL BUILDING FOR LEASE

BBSREALTY.COM

**\$6,000.00**  
MONTH NET LEASE

**\$1,500.00**  
T.M.I. (2026)

**2,497**  
SQUARE FEET



## 19 Hess Street South, Hamilton, ON

Rare standalone restaurant opportunity in Hess Village with wide street frontage and exceptional patio infrastructure, a combination that is extremely hard to find in Hamilton. The property features a large, tiered licensed patio designed for high volume service, supported by both an indoor and outdoor bar setup. The patio is further enhanced by two dedicated outdoor washrooms, improving flow and guest experience during peak periods and event nights. Inside, the space is built out for restaurant use with an operational commercial kitchen and licensed seating on multiple levels. The basement includes a large walk-in refrigerator and benefits from wide exterior stairs, making staffing, receiving, and moving product up and down far easier than most comparable restaurant spaces. At the rear, a large back lot provides approximately 6 car parking, dedicated garbage area, and simple, efficient deliveries, another rare operational advantage in the downtown core. Located steps from the TD Coliseum and surrounded by established hospitality operators, the site captures consistent pre and post event traffic from concerts and major live performances. A true turnkey, patio-forward restaurant location with the physical fundamentals operators want and the demand drivers landlords rarely get to offer.

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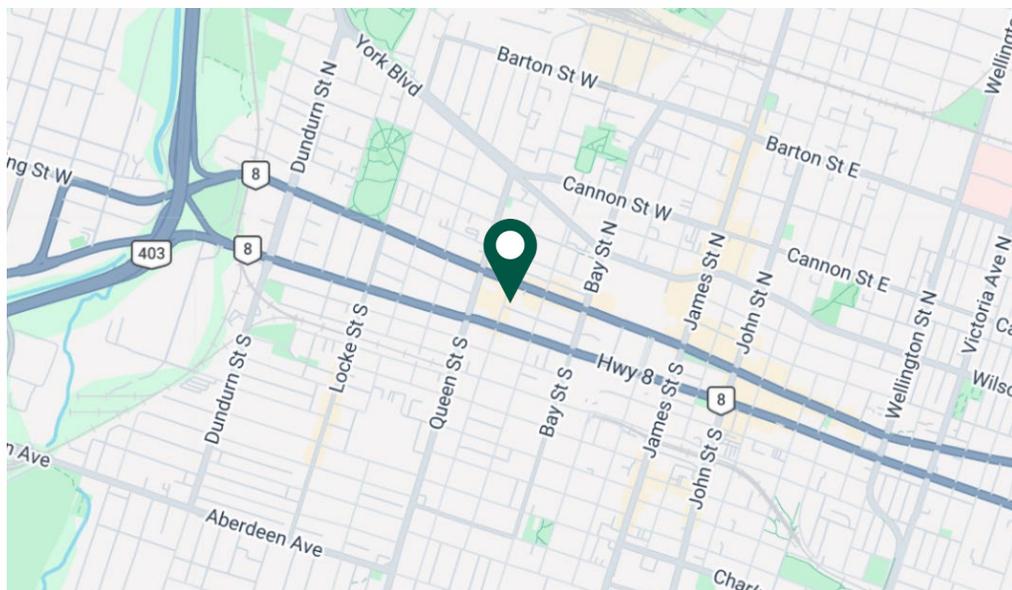
### HAMILTON MAIN OFFICE

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'
PARKING	6 spaces
ZONING	D3

- The basement includes a large walk-in refrigerator and benefits from wide exterior stairs, making staffing, receiving, and moving product up and down far easier than most comparable restaurant spaces
- At the rear, a large back lot provides approximately 6 car parking, dedicated garbage area, and simple, efficient deliveries, another rare operational advantage in the downtown core
- Located steps from the TD Coliseum and surrounded by established hospitality operators, the site captures consistent pre and post event traffic from concerts and major live performances



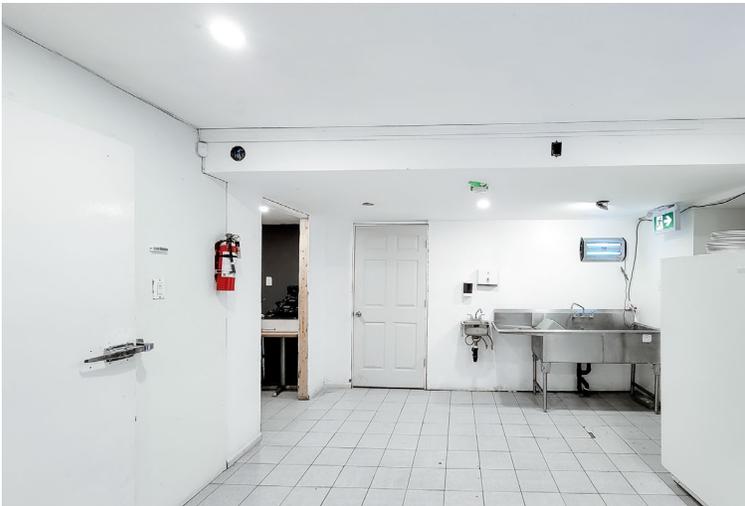
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