



FOR SALE

64 HAMILTON ST N, HAMILTON

\$174,000

\$10,087 Gross Rent

3,216 Sq Ft

Licensed Restaurant

BROGDEN'S RESTAURANT

Turnkey licensed restaurant completely renovated available for rebranding! Brogden's Restaurant is a popular venue in downtown Waterdown which is part of the City of Hamilton. Located in a busy plaza that is mostly open for different concepts, cuisines, and franchises for rebranding into a different use.

Great layout of 3,216 sq ft with a full production kitchen that is complete with 2 hood systems for a total of 25 ft. Walk-in fridge and freezer with tons of prep area. Transferable liquor license for 86.

Lease rate of \$10,087 gross rent including TMI and CAM charges with 2 + 5 years remaining in a busy plaza with tons of parking and great signage. The restaurant has been completely rebuilt and renovated and is in outstanding condition.

READY FOR SECONDS?

Call me to discuss this listing today.



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OTHER LOCATIONS:



WINE SPOT

- Licensed Restaurant
- 2,001 Sq Ft
- \$2,400 Gross Rent
- Licensed for 38



BOSSA NOVA BRAZILIAN TASTE

- Licensed Restaurant
- 2,950 Sq Ft
- \$5,194 Gross Rent
- Licensed for 120 + 40 Patio



CIAO ROMA

- Licensed Pizzeria
- 1,950 Sq Ft
- \$3,900 Gross Rent
- Licensed for 28

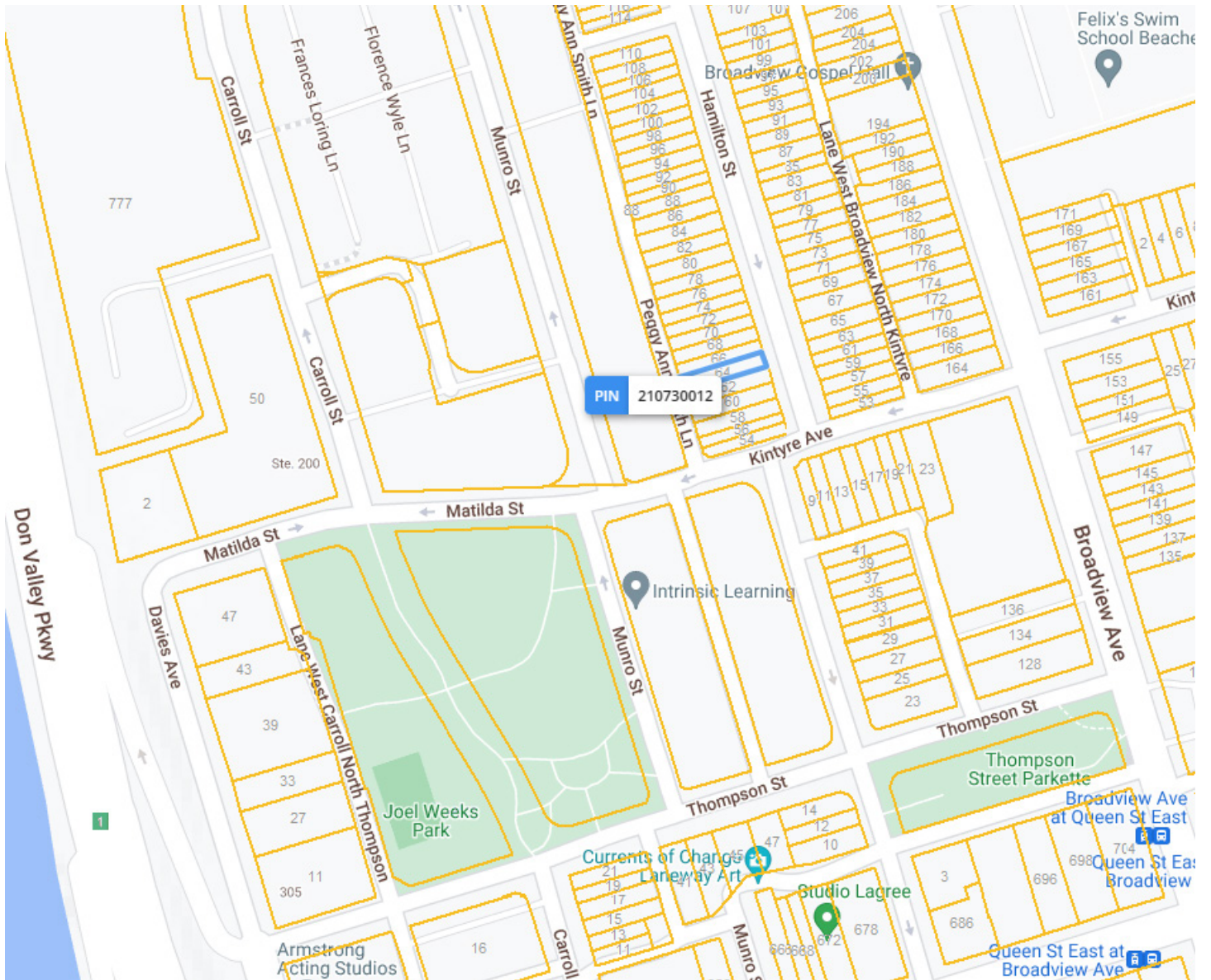


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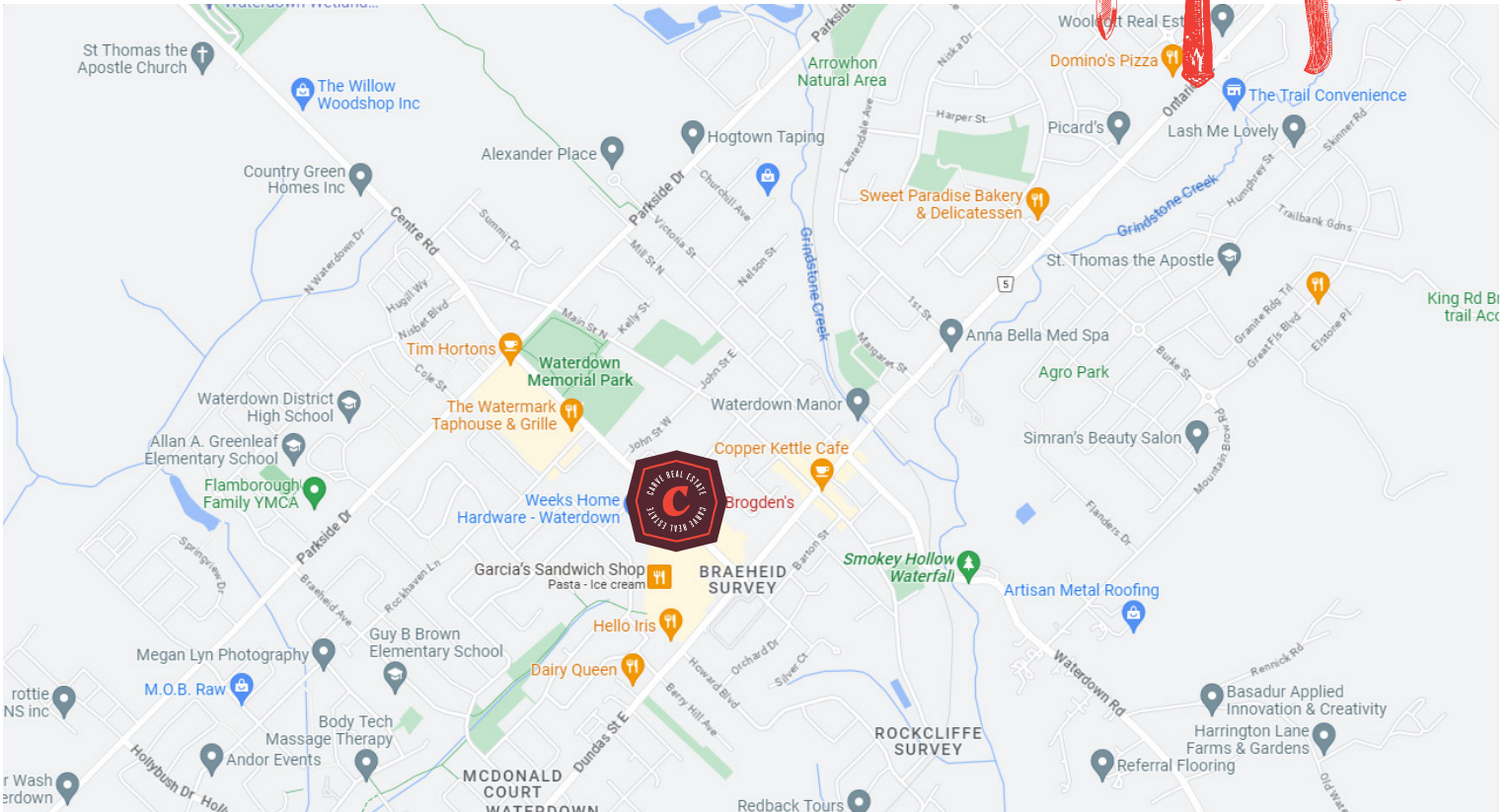


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BUILDING DETAILS

Waterdown may now be part of the City of Hamilton, but it is a populous unto its own and has a history and downtown that dates back over a century. The core is thriving with many great restaurants, banks, shopping, offices and more. It is located off of both Highway 6 which heads north to the 401 and Guelph, and also Highway 403 between Burlington and Hamilton.

The area has grown tremendously as has the GTA and the Golden Horseshoe and it has many new subdivisions under construction. This restaurant is right downtown in a large plaza with over 100 parking spaces for customers and rear delivery access.

Property Details: This unit has been a restaurant for many years and the production kitchen shows it. Larger than many of its more modern counterparts with two large commercial hood vents the combine for 25 feet. 1 walk-in fridge and 1 walk-in freezer.

The front dining area has been completely redone and everything from the lighting, furniture, sound system, and more have been renovated.

LOT SIZE

Frontage:

16.37 ft along Hamilton St N

Depth:

Approximately 92.75 ft

Raw Measurements:

92.72 ft x 16.44 ft x 92.74 ft
x 16.40 ft

Total Area:

1,517.71 ft² (0.035 ac)



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