



TURN-KEY RESTAURANT ASSET SALE & LEASE ASSIGNMENT

1508 Upper James Street, Hamilton, ON | RioCan Upper James Square



THE OPPORTUNITY

- ✦ **Immediate Operational Readiness:** Bypass 6 to 12 months of permit delays, construction headaches, and dead rent. This is a fully built-out, second-generation restaurant space.
- ✦ **100% Asset Sale & Lease Assignment:** Acquire a fully fixtured commercial kitchen and an active, secured lease.
- ✦ **Total Brand Flexibility:** This is NOT a franchise or share sale. Bring your own brand, menu, and fast-casual concept.
- ✦ **Premium Market Positioning:** Avoid catastrophic municipal Change of Use Development Charges by taking over an existing, legally conforming restaurant footprint.



THE RED MAPLE TEAM

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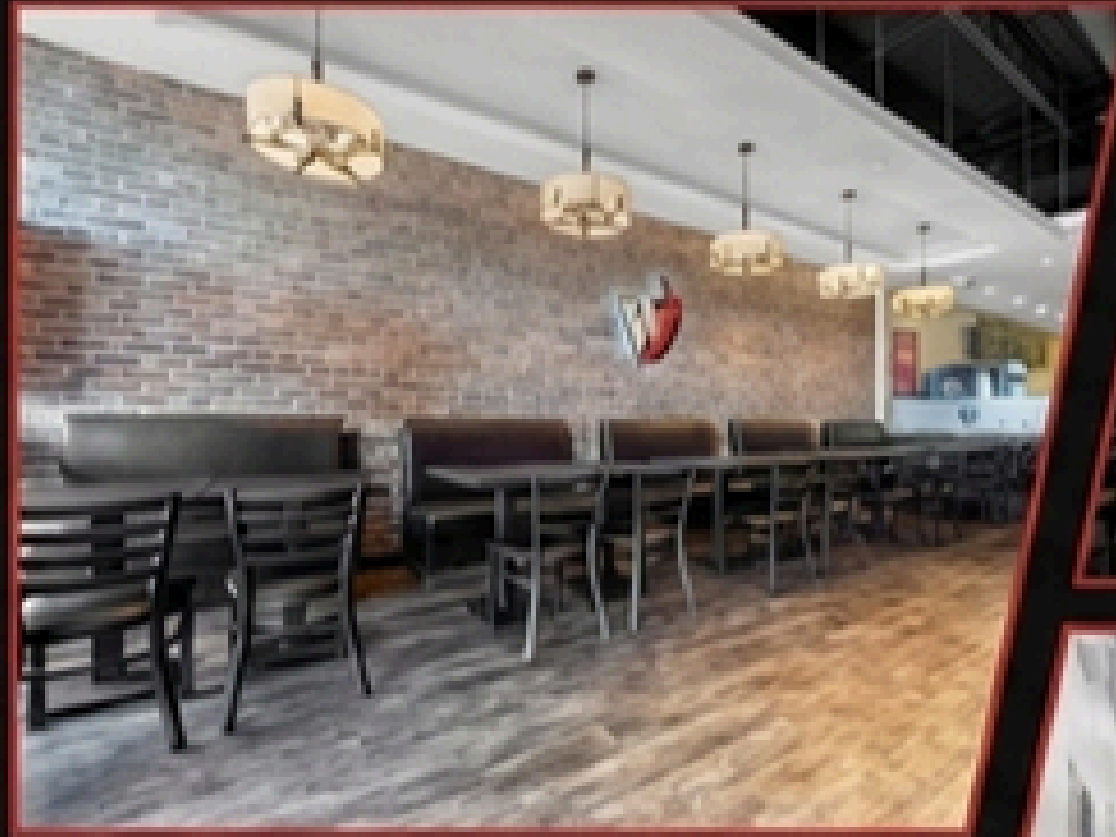
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BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

[THE SPACE]

1,191 Square Feet of Turn-Key Potential.

Optimized for high-volume takeout and fast-casual dining, this space was professionally built-out with no expense spared.

- Modern, inviting front-of-house with stylish brick-veneer accents and contemporary lighting.
- Highly efficient service counter designed for seamless POS integration and third-party delivery pick-ups.
- Clean, compliant, and ready for immediate possession.



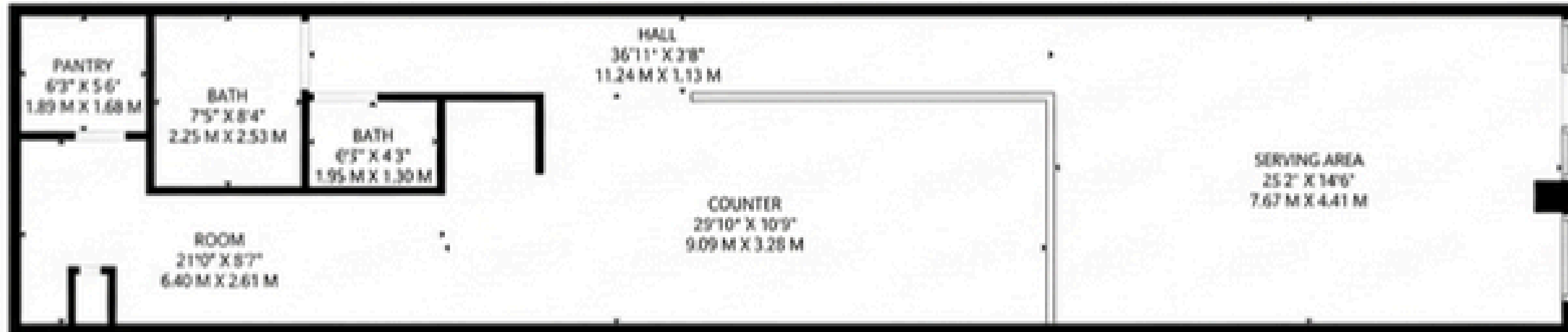
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EFFICIENT ARCHITECTURAL FLOW

- Front Serving / Dining Area
- Dedicated Prep & Kitchen Zones
- Easy-Access Walk-in Cooler
- Fully Accessible Washrooms



TOTAL: 781 sq. ft, 73 m2
1st floor: 781 sq. ft, 73 m2
EXCLUDED AREAS: WALLS: 77 sq. ft, 7 m2



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HIGH-VALUE EQUIPMENT INCLUDED

Skip the supply chain delays. A comprehensive package of premium, in-place FF&E (Furniture, Fixtures & Equipment) is included in the sale:

- ✓ Commercial Walk-In Cooler
- ✓ Rational SCC Combi-Oven
- ✓ Perfect Fryer System
- ✓ Eurodib Induction Stove
- ✓ Cold Prep Table for Salads/Garnish
- ✓ Hot Table for Proteins
- ✓ Nella Commercial Freezer & Chest Fridges
- ✓ 3-Compartment Sink & Prep Tables
- ✓ Full POS System & Digital Menu TVs
- ✓ Security System (4 Cameras)
- ✓ Front-of-House Booths, Tables & Chairs



(Note: Complete asset schedule available upon executed NDA).



THE LEASE AGREEMENT

SECURE LONG-TERM RUNWAY

Current Lease Expiry: July 31, 2030

BELOW-MARKET OVERHEAD

Benefit from a highly competitive base rent rate locked in for this premium RioCan power centre, offering excellent operational margins for the incoming buyer.

ASSIGNMENT CONDITIONS

The lease assignment is strictly subject to Landlord (RioCan) approval of the buyer's financials, experience, and proposed concept.

Buyer's proposed primary use must not conflict with existing plaza exclusives (e.g., no pizza, full-service sushi, or shawarma).



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STRICTLY CONFIDENTIAL

No direct visits or inquiries with on-site staff. All showings must be scheduled outside of business hours through the listing brokerage.

SECURE YOUR FUTURE TODAY.

Jason Barry

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