

CAFETERIA = 550 Sqft



2200 Upper James Street  
Scale: Not to Scale

Appendix A - Cafeteria footprint  
March 2024

**FOR LEASE**

# Food Service Leasing Opportunity

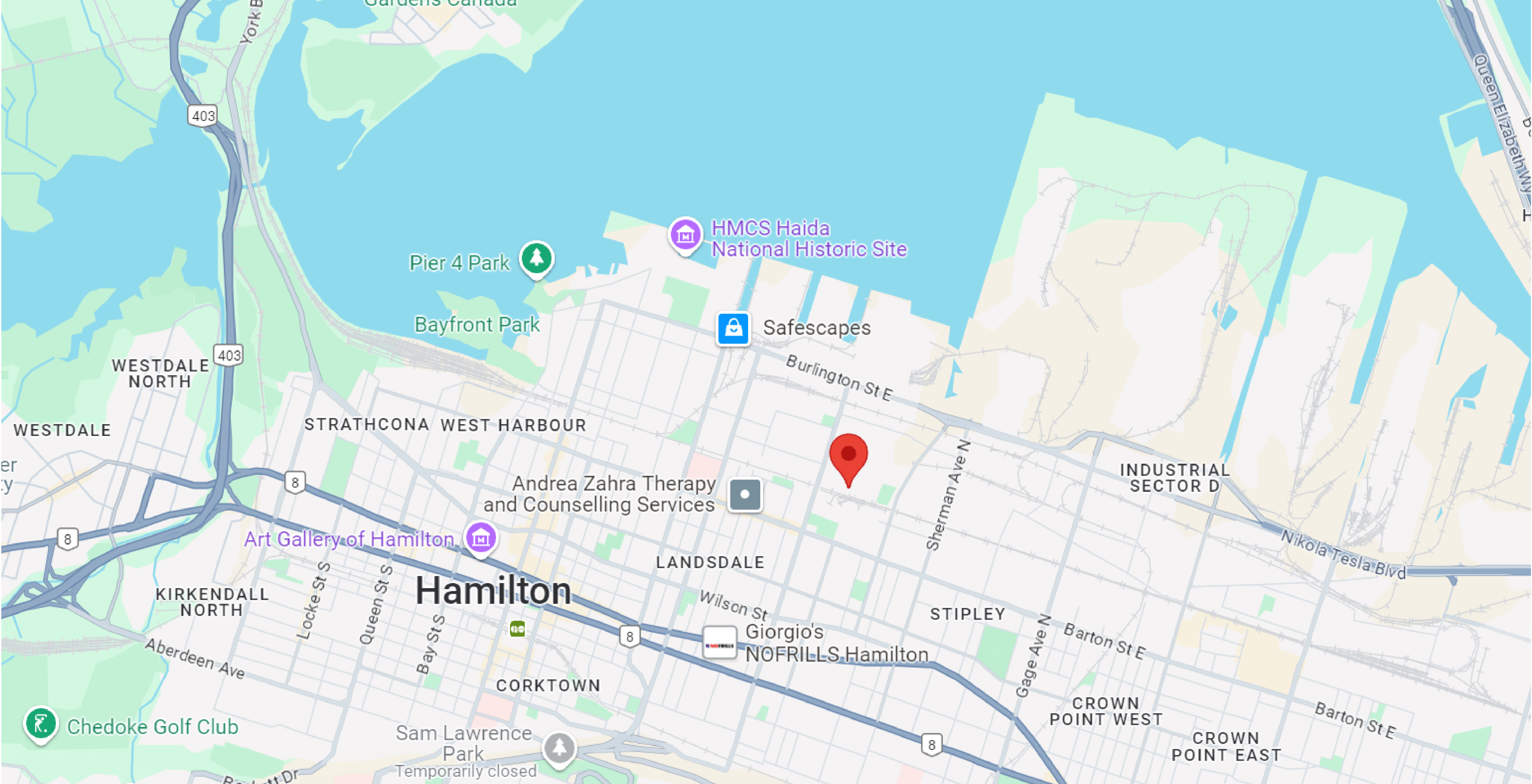
**Mountain Transit Centre-  
2200 Upper James Street,  
Hamilton, ON**

Ground level area for cafeteria services to deliver quality fresh cafe style food

Premises area: 283,925 square feet  
Zoning: City Wide (P3) includes restaurant use

## Leasing Framework

- > Premises is to be assumed "as is" including remaining existing leasehold improvements and equipment.
- > Cafeteria services include but are not limited to preparing, cooking and selling food and non-alcoholic drinks.
- > The space currently available to lease is 550 square feet, as identified on the attached floor plan.
- > All requisite leasehold improvements, furniture, equipment, premises fit-up and design are to be the sole responsibility and expense of a prospective tenant.
- > Responses may be submitted any time and the City reserves the right, in its sole discretion, to pass on any submission received which fails to satisfy the objectives of the City as set out; or the City may elect not to continue to pursue a cafe operator for the premises.



## FOR MORE INFORMATION CONTACT

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The posting of this leasing opportunity is to invite for the provision of cafeteria services for staff at 2200 Upper James Street – Mountain Transit Centre. Cafeteria services include but are not limited to preparing, cooking and selling food and non-alcoholic drinks. Proponents will have access to 2 parking spots, staff washroom within the leased space, onsite garbage and recycle bins, and access to the garage area of the building for short term use to facilitate the transfer of goods. The cafeteria space includes existing ventilation, gas range, flattop grill, oven, deep fryers (2), dishwasher, production counter, refrigerators, and freezer. The lease term and base rent to be negotiated with a prospective tenant and shall be commensurate with the market and required investment in the cafeteria space.

**Utilities:** The Licensee shall pay all rates and charges for utilities, if any, used in connection with the Premises and in connection with the operations and activities of the Licensee. In circumstances where the Premises are not separately metered and billed, the Licensee shall pay the rates and charges for utilities as estimated by the Licensor from time to time. **Waste and Recycle:** The Licensee shall, at its sole cost, promptly dispose of all waste materials generated by their operations carried on in the premises directly into container in the garbage holding area designated by the City. The cost of garbage removal shall be incorporated into the Operating Costs.

The proponent should have a minimum of 3 years of experience in a related food business or having an established Restaurant/Food outlet which has been operational for the past 3 years. Preference will be given to parties already operating cafeteria/catering services in other establishment of repute. The proponent must have at least one similar outlet which validates their ability to deliver the services, and should have ability to provide good quality food and catering services.

**Proposals:** In responding to this leasing opportunity, please include the following information as the foundation of your business plan:

**Contact information:** Company name, business type, address, email, phone number. **Company Profile:** Nature of your business model including details of menu and/or services being offered;

•Planned operating schedule with a staffing model;•Capital investment and length of lease proposed;•Revenue projections; and,•Business background, experience, and vision for the cafeteria.

**References:** Provide 2 references including contact information.



Hamilton