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FOR SALE

**Queen of the East
26 Crow Lane, City of Hamilton**

Located on the main carriageway leading into the City of Hamilton, and on the waters of the "Foot of the Lane" the site has potential for both Residential and Commercial use under the Bermuda Plan 2008 (see Planning Statement on further pages). Residential sketched plans indicate 4 floors with a total of 16,477 sq. ft.

Commercial sketched plans indicate 5 floors with a total of 24,082 sq. ft.

All Development subject to Department of Planning approval. \$1,795,000

Sole #6499



Graham Smith 247-1824 / Tab Froud 247-1812

FOR RENT

**Argus Building
14 Wesley Street, City of Hamilton**

New Argus Building

6th Floor - 8,393 sq. ft.

Adjusted asking rent of \$55.00 per sq. ft. per annum equates to \$461,615 pa + Service Charge \$8.00 per sq. ft. per annum equates to \$67,144 pa + taxes to be calculated following assessment by Bermuda



Government Land Valuation Dept. (Budget 9.50% of annual asking rent equates to \$43,853.43pa).

Tenant pays electricity, telephone and data, furnishing and fit out costs. 3 months (negotiable, if lease signed by 1st July, 2012) rent free period is being offered.

Scott Powell 247-1823

FOR SALE

**THE GREEN LANTERN RESTAURANT
9 Serpentine Road, Pembroke**

Conveniently located on the roadside, "Green Lantern" was a well-established family owned and operated business. The building consists of a large entrance counter, two kitchens - large and prep, spacious dining room - complete with tables and chairs, small dining area, two half baths and large storage room. Two additional storage rooms plus large freezer room exists in the lower level. Located on the western side is a large parking lot designated just for patrons, plus separate entrance for service vehicles and additional parking. Depending on the choice of your business, the potential of this rare opportunity can be unlimited. \$1,900,000. **Sole #6778**



Fiona Hatfield 534-9932



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292-1793

CALL YOUR COLDWELL BANKER AGENT TODAY!

Please feel free to contact the agent you are working with or alternatively speak with the agent on duty.

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