

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

NEW MIXED USE PLAZA DEVELOPMENT FOR LEASE

BBSREALTY.COM

\$18.95psf
NET LEASE

\$10.95psf
TMI (2023)



172 Argyle Street North, Unit 10, Caledonia, ON

New mixed use plaza development recently completed. Located at the corner of Argyle Street North and Orkney Street East, this new 3-storey retail/office and residential development features fully air conditioned, storefront units with good natural light, exterior signage and good parking. Superb visual exposure on the main traffic artery into Caledonia, just west of the new 3,500 home development by Empire Homes, currently underway. Ideal opportunity for most retail/office uses.

 **John Hryczynski**
Broker

Office: 905.529.5900 Ext. 240
Email: johnh@bbsrealty.com



HAMILTON OFFICE

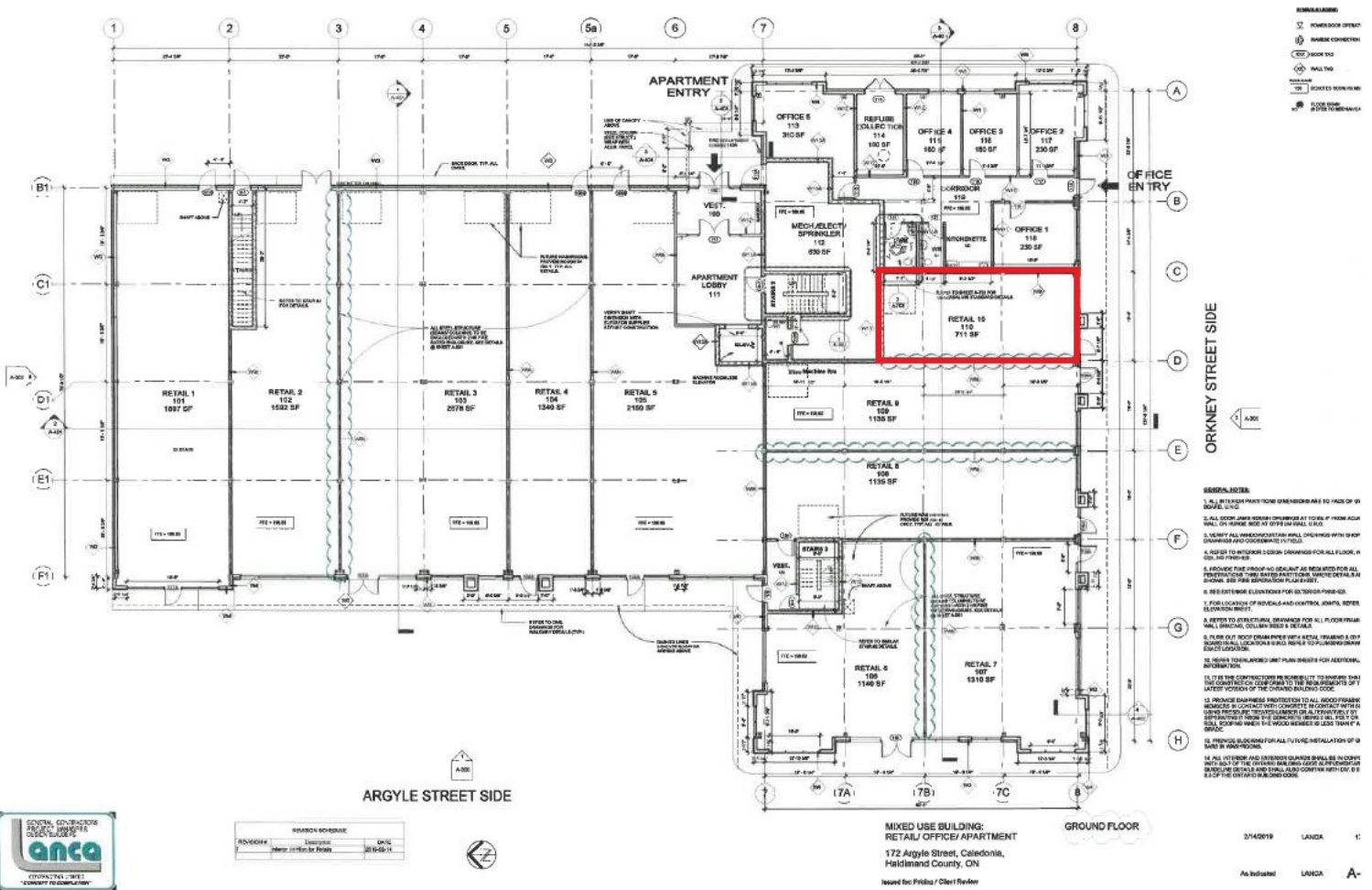
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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FLOOR PLAN



REVISION	DESCRIPTION	DATE



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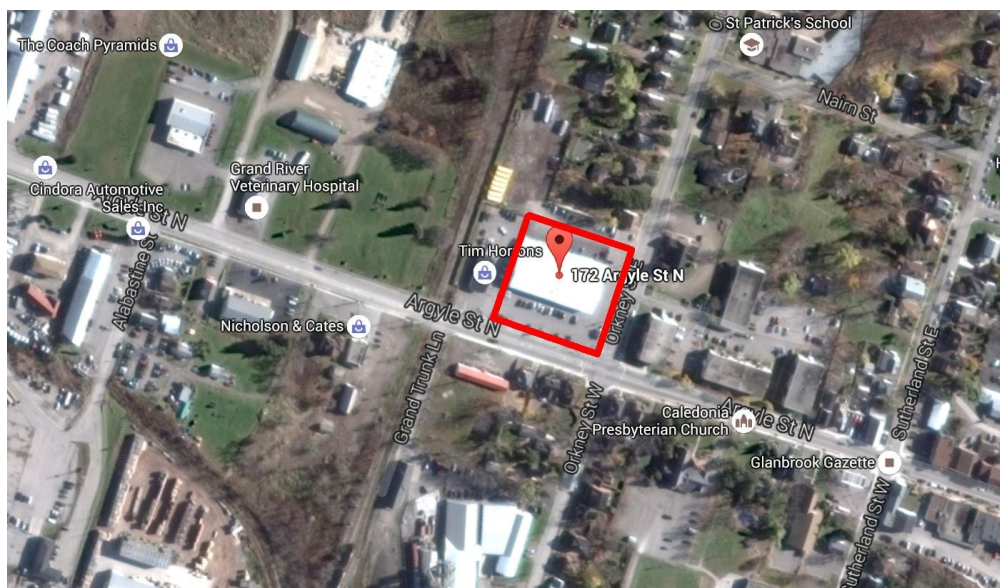
West Elevation - Along Argyle Street

PROPERTY DETAILS

NET RENTAL RATE	\$18.95 PSF
SPACE AVAILABLE	711 SF
LOADING	Grade level
T.M.I. (2023)	\$10.95 PSF
PARKING	Yes
ZONING	C
FLOORS	1

PROPERTY DETAILS

- Ideal opportunity for most retail/office uses
- Fully air conditioned
- Excellent visual exposure
- Corner location
- High vehicle traffic
- Storefront units
- Good natural light
- Exterior signage
- Good parking
- Immediate possession



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