

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## PROFESSIONAL OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$19.95** sf  
NET LEASE

**1,820**  
SQUARE FEET



## 172 Argyle Street North, Unit 11, Caledonia, ON

A new mixed use plaza development recently completed along this busy arterial on the fringe of the downtown core area and just west of the new 3500 unit Empire Homes residential development well underway. This plaza is located on a prime signalized corner, shadow-anchored by large grocery store with easy access to major roadways. Completely finished office space with 5 private offices, kitchenette, floor to ceiling soaring windows, ideal for most professional office or retail uses. Immediate possession, good parking. Other units available. Call Listing Broker.

 **John Hryczynski**  
Broker

Office: 905.529.5900 Ext. 240

Email: [johnh@bbsrealty.com](mailto: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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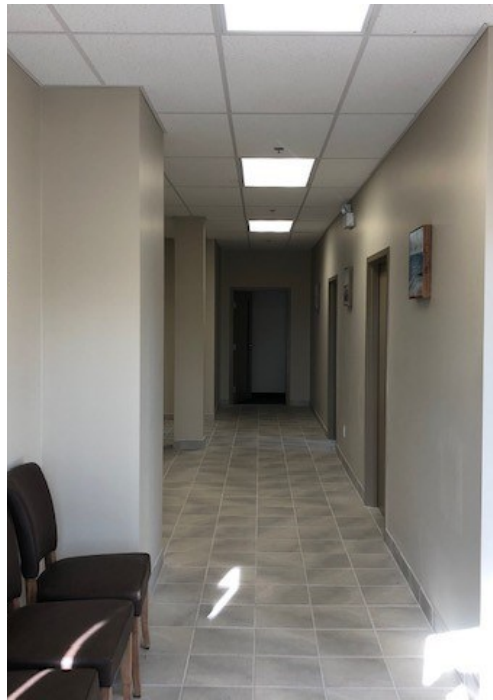


## PROPERTY DETAILS

NET LEASE RATE	\$19.95 SF
TMI (2023)	\$10.95 SF
UNIT SIZE	1,820 SF
PARKING	SURFACE
POSSESSION	IMMEDIATE
AIR CONDITIONING	YES

## PROPERTY DETAILS

- 1,820 square foot finished office unit available
- 5 private offices, kitchenette, floor to ceiling windows
- Property lends itself to many possibilities for retail and professional office uses
- Great location within close proximity of a variety of amenities
- Plaza is on a prime signalized corner location
- Good parking
- Easy access to major roadways
- Immediate possession



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