

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

COMMERCIAL SPACE FOR LEASE

BBSREALTY.COM

\$8,500
PER MONTH NET

3,082
SQUARE FEET



283-289 Highway 8, Stoney Creek, ON

Prime corner location with excellent exposure on a major arterial road with large pylon and building signage. Ideal for a large car lot complete with approx. 90 paved parking spaces and a 3,082 sf building containing a sales office, showroom, and a rear 3-bay repair shop. Tenant responsible for all maintenance. Additional rent includes property taxes and insurance. Available immediately.

 **Shawn Doiron**
Sales Representative

Office: 905.529.5900 Ext. 262
Email: doirons@bbsrealty.com



HAMILTON OFFICE

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

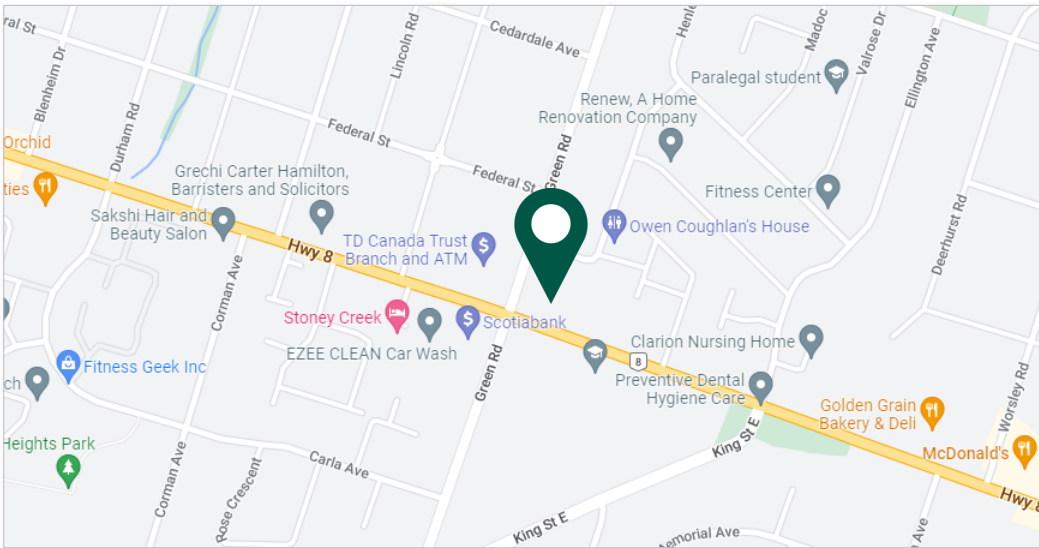
The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

COMMERCIAL SPACE FOR LEASE

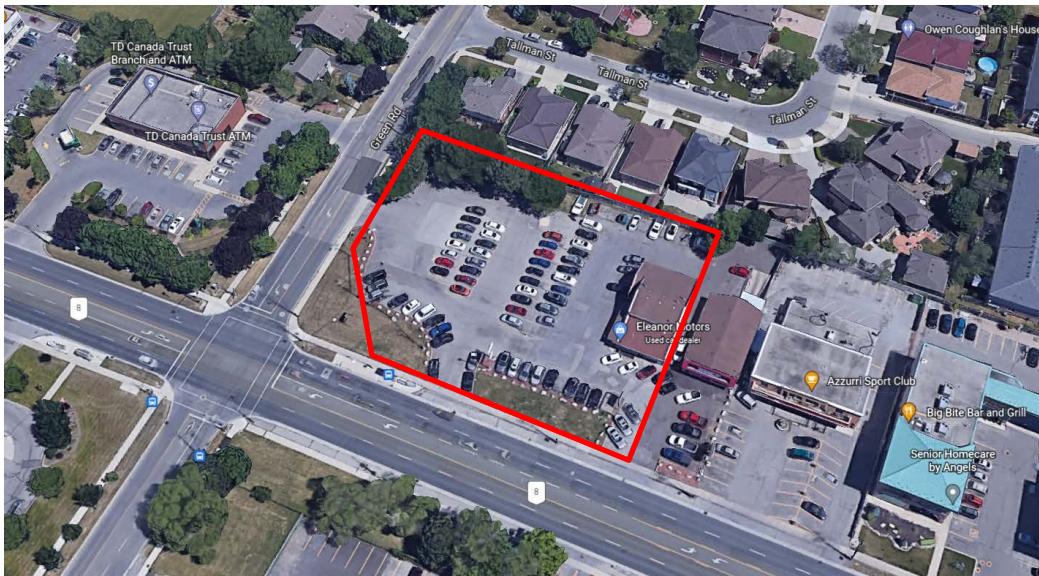
Prime corner location with excellent exposure on a major arterial road with large pylon and building signage. Ideal for a large car lot complete with approx. 90 paved parking spaces and a 3,082 sf building containing a sales office, showroom, and a rear 3-bay repair shop. Tenant responsible for all maintenance. Additional rent includes property taxes and insurance. Available immediately.



| PROPERTY DETAILS | |
|-------------------|-------------|
| MONTHLY NET LEASE | \$8,500 |
| SIZE | 3,082 SF |
| TMI (Est. 2023) | \$18.26 PSF |
| PARKING | 92 (TBV) |
| WASHROOMS | 2 |
| AIR CONDITIONED | YES—2nd fl. |
| LOT SIZE | 0.951 Acres |



- PROPERTY DETAILS
- Automotive-related
 - Parking to be verified
 - Excellent exposure corner lot
 - Building contains two sales offices, showroom, and rear 3-bay repair shop



Shawn Doiron
Sales Representative
Office: 905.529.5900 Ext. 262
Email: doirons@bbsrealty.com

HAMILTON OFFICE

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

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.