

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$17.95PSF
NET LEASE RATE

\$15.74PSF
T.M.I. (2024)

2,231
SQUARE FEET

688 Queensdale Avenue, Suite 2A, Hamilton, ON

Professional corner unit located at the corner of Queensdale Avenue and Upper Sherman Avenue on Hamilton's East Mountain. Unit brings in plenty of natural light. Bus stop at doorstep with quick connections to Downtown. Minutes from Lime Ridge Mall.

Andrew Patrick Blair

Broker of Record

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Gary Stapleton

Broker

Office: 905.529.5900 Ext. 227
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Alexandra Blair

Sales Representative

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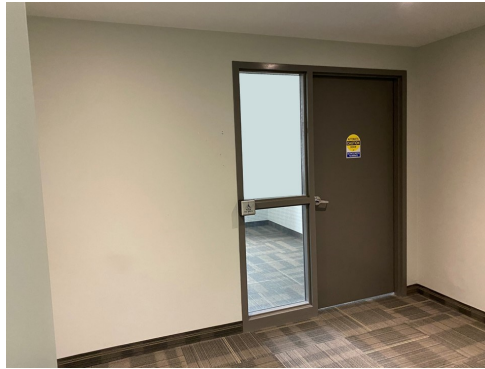
HAMILTON OFFICE

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.

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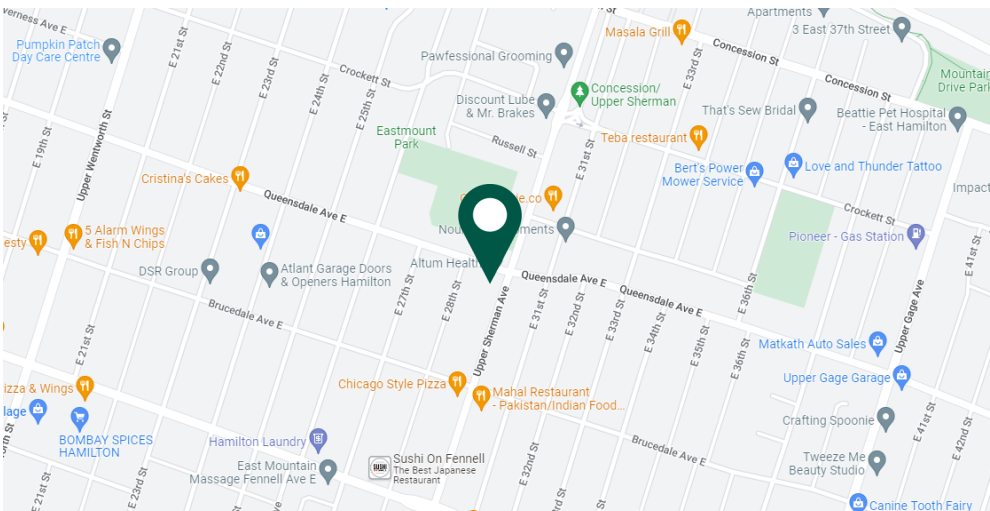


PROPERTY DETAILS

NET LEASE RATE	\$17.95 PSF
T.M.I. (2024)	\$15.74 PSF
SIZE	2,231 SF
LAND SIZE	108.00' x 219.00'
OFFICE %	100
PARKING	10 spaces
ZONING	C3

PROPERTY DETAILS

- Excellent exposure onto Queensdale Avenue and Upper Sherman Avenue
- Doorstep access to HSR public transit with connections to Downtown Hamilton
- Corner unit with plenty of natural light and private offices
- Excellent parking
- Elevator access



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