

# 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](mailto:blaird@bbsrealty.com)

### 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

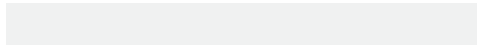
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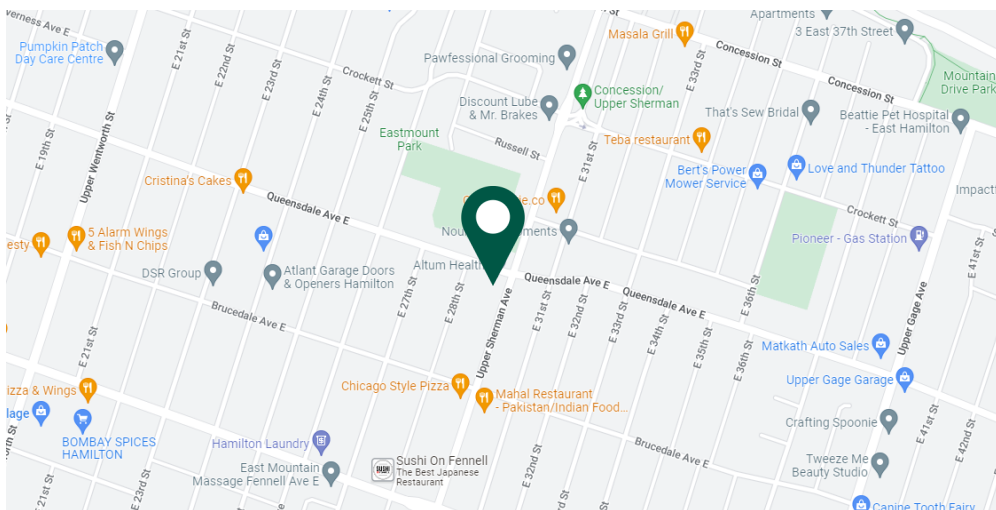


PROPERTY DETAILS	
NET LEASE RATE	\$17.95 PSF
T.M.I. (2024)	\$15.74 PSF
SIZE	2,231 SF
LAND SIZE	108.00' x 219.00'
OFFICE %	100
PARKING	10 spaces
ZONING	C3



## 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



**Andrew Patrick Blair**  
Broker of Record

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Sales Representative

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