

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

COMMERCIAL SPACE FOR LEASE

BBSREALTY.COM

\$5,000

PER MONTH GROSS

2,225

SQUARE FEET



3761 Highway #6, Units 1 & 2, Glanbrook, ON

Great location by Hwy 6 and Upper James intersection just minutes to/from Hamilton Airport. Excellent street front exposure on high traffic arterial road. Available front unit consisting of 1,075sf. Front unit can be opened to include rear unit measuring approx. 1,150sf totaling 2,225sf. Rear unit includes grade level drive-in 10' wide x 8' high loading door. Perfect opportunity for Motor Vehicle Sales, Motor Vehicle Rental Establishment, Motor Vehicle Service Station or Restaurant. Good size lot with ample parking. Immediate possession. Call LA for further details. Unit size provided by Landlord.



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
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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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Unit 2 Loading



Unit 2

Unit 1



PROPERTY DETAILS

GROSS LEASE (BOTH UNITS)	\$5,000 MTH
TOTAL SIZE (UNITS 1/2)	2,225 SF
UNIT 1 (FRONT) SIZE	1,075 SF
UNIT 2 (REAR) SIZE	1,150 SF
UNIT 1 GROSS LEASE	\$3000 MTH
UNIT 2 GROSS LEASE	\$3000 MTH
ZONING	E1/231
PARKING	SURFACE
WASHROOMS	2

PROPERTY DETAILS

- High traffic location on Hwy 6 at Upper James Street intersection
- Minutes from Hamilton Airport
- Rear unit includes drive-in loading door (10' x 8')
- Immediate possession



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