

# BLAIR BLANCHARD STAPLETON

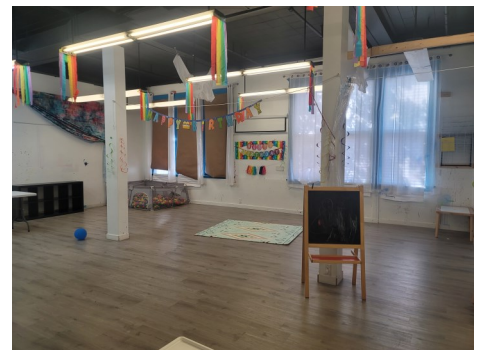
LIMITED, REAL ESTATE BROKERAGE

## RETAIL/OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$16.00**  
PER SQ. FT. NET

**1,676**  
SQUARE FEET



## 111 Sherwood Drive, Unit 14A, Brantford, ON

Welcome to the Cordage District! Join the amazing tenants of Mashpaddle Brewery, Bathtub Bakery, Ninja Warrior, CrossFit Durst, Rope Factory Event Hall, Cake & Crumb, Reach Gymnastics, Affix Label & Printing, Back In Time Comics, Seventh Coffee Roastery and many more! Located right off Colbourne St W, this has easy access to main transit corridors of Brantford. There is significant parking available throughout the complex. This property has been grandfathered into all types of zoning (except residential) so easy for any business to start!

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### HAMILTON DOWNTOWN OFFICE

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# RETAIL/OFFICE UNIT FOR LEASE

Great street presence in the District with easy parking right in front. Great unit for any retail or service use! With big windows throughout, it allows for a lot of sunlight to brighten up the unit. As it is currently a child activity centre, there are two toilets in the washroom (one for little kids and one adult toilet) and also offers washer dryer hookups. Two offices that are currently being used as storage space but can easily be large offices.

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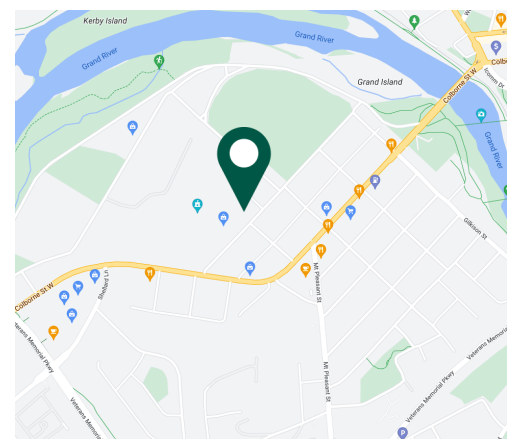


## PROPERTY DETAILS

NET LEASE RATE	\$16.00 PSF
SIZE	1,676 SF
T.M.I. (2023)	\$2.70 PSF
AIR CONDITIONING	Partial
CLEAR HEIGHT	12'
PARKING	Yes
UTILITIES	Yes
ZONING	M1-19

## PROPERTY DETAILS

- Excellent unit ideal for retail or service use
- Currently built out as an activity centre for children with two offices used as storage rooms
- Excellent street presence onto Sherwood Drive
- Ample parking throughout property
- Access to public transit via Colborne St W



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