

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL CONDOMINIUM UNIT FOR SALE

BBSREALTY.COM

\$3,650,000
FOR SALE

7,875
SQUARE FEET



1100 South Service Road, Unit 106, Stoney Creek, ON

Industrial condo unit consisting of approximately 6,300 sf on main floor (warehouse/showroom) with approximately 1,500 sf (showroom/office) on second floor offering excellent signage exposure to QEW Toronto/Niagara. Warehouse consists of 12' (w) x 14' (h) drive-in loading door and 8' x 8' dock level loading door to accommodate trailers. Fully sprinklered throughout with 22' warehouse clear height ceiling. 11 parking spaces (8 - front and 3 - rear) designated for said unit. Immediate occupancy available.

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.

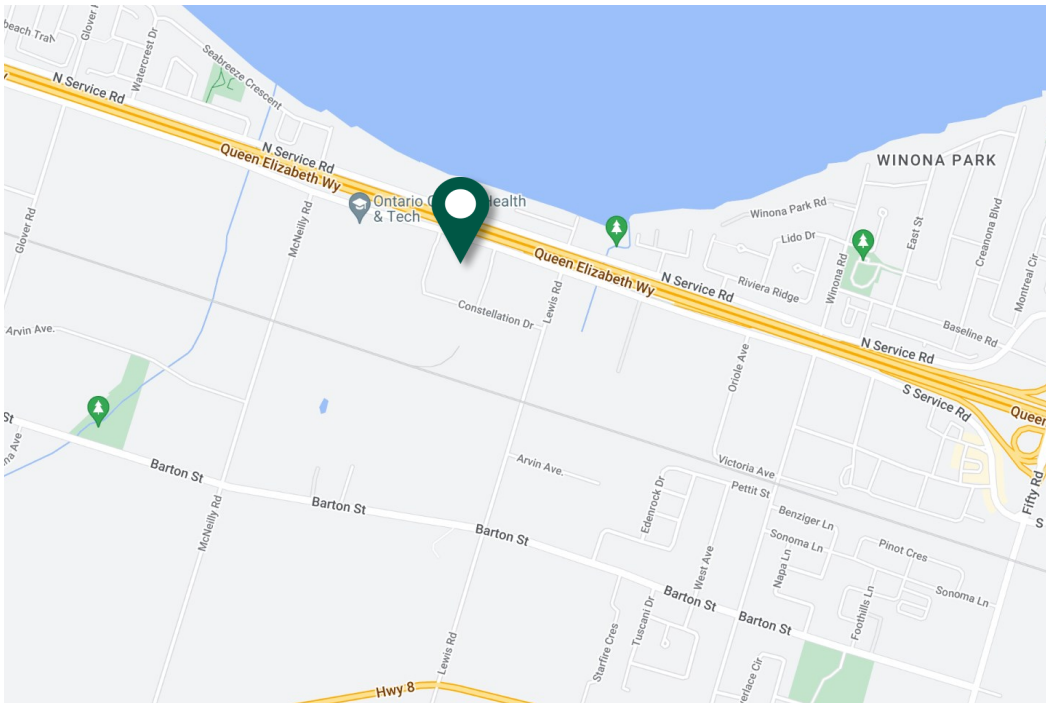
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PROPERTY DETAILS	
ASKING PRICE	\$3,650,000
ANNUAL TAXES (2023)	\$18,294.53
UNIT SIZE	7,875 SF
CONDO FEES	\$1,565/MTH
CLEAR HEIGHT	22'
DOCK LEVEL DOOR	1 (approx. 8' x 8')
DRIVE IN DOOR	1 (approx. 12' x 14')
OFFICE SPACE (2nd Fl)	approx. 1,500 SF
WAREHOUSE/SHOWROOM	approx. 6,300 SF
PARKING	11 Spaces
ZONING	M3 Exp. 402

- PROPERTY DETAILS**
- Located east of Glover Road on South Service Road
 - Excellent signage exposure to QEW
 - Ample parking
 - Close to public transit
 - Fully sprinklered



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