

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL UNIT FOR LEASE

BBSREALTY.COM

\$25.00

PER SQ. FT. NET

\$11.95PSF

T.M.I. (2023)

3,449

SQUARE FEET



1171 Upper James Street, Unit 9A, Hamilton, ON

Amazing opportunity just off the Linc on one of Hamilton's most popular roads. Surround your business with the likes of The Keg, Domino's, Shoeless Joe's, and Turtle Jack's all within 100m. Right between two of the most recognizable buildings on the street, plenty of parking accessible from both north and southbound traffic. Space provides ample space for a great open showroom, with a rear overhead door for ease of bringing in even large products. Put your business where your customers will see it!

Michael Beaudoin
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HAMILTON OFFICE

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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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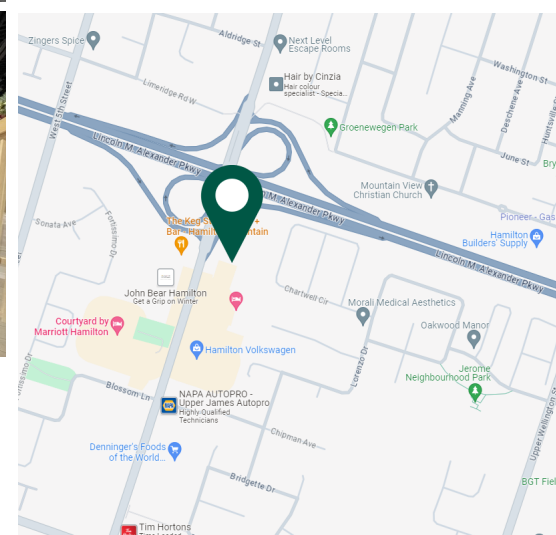
PROPERTY DETAILS

NET LEASE RATE	\$25.00 PSF
T.M.I. (2023)	\$11.95 PSF
SIZE	3,449 SF
FLOORS	1 Floor
LOADING	(1) 10' x 10' Drive-In
PARKING	Yes
POWER	400A; 200V
ZONING	C7



PROPERTY DETAILS

- 3,449 sf retail unit with excellent exposure onto Upper James Street
- Situated directly between two of the most recognizable and visible buildings on street
- Doorstep access to HSR bus stop with connections to Hamilton Downtown and growing Hamilton Mountain industrial area
- Easy access located directly off the Linc



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