

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE INVESTMENT BUILDING FOR SALE

BBSREALTY.COM

\$9,850,000
FOR SALE

29,236
SQUARE FEET



1051 Upper James Street, Hamilton, ON

PROPERTY DETAILS

ASKING PRICE	\$9,850,000
TAXES (2023)	26,269.51
SIZE	29,236 sf
ELEVATOR	YES
FIRE PROTECTION	ALARM
OFFICE	approx. 21,036 sf
RETAIL	approx. 8,200 sf
PARKING	approx. 55 Spaces
ZONING	C5

Attractive Investment Opportunity offering a 6.25% Cap Rate! 29,236 sq. ft. solid mixed-use building consisting of approximately 55 parking spaces situated on a major arterial street by Upper James and the Lincoln M. Alexander Parkway ("The Linc"). Property offers excellent exposure on Upper James Street. This three-storey building sits on a 0.61 acre lot with easy access to QEW Niagara/Toronto/Brantford via the Linc, steps to public transit, and close to a variety of amenities.

Shawn Doiron Sales Representative

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HAMILTON OFFICE

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