

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

ENDCAP RETAIL UNIT FOR LEASE

BBSREALTY.COM

\$22.95psf
NET LEASE RATE

7,407
SQUARE FEET



1289 Upper James Street, Unit 1, Hamilton, ON

Prime endcap retail/office unit located in a busy sought after Grocery Store anchored plaza centrally located on Hamilton Mountain along Upper James St. with excellent exposure to high traffic and quick access to major roadways and the Link Expressway. The unit consists of approx. 1,150sf front retail area and approx. 6,257 sf 2 story finished office space ideal for a mixed retail/office use including medical, financial, educational, government and many other uses. Abundant parking, immediate possession available. Additional Rent applies to ground floor 4,536 sf area only. Call LA for further details.

 **John Hryczynski**
Broker

Office: 905.529.5900 Ext. 240

Email: johnh@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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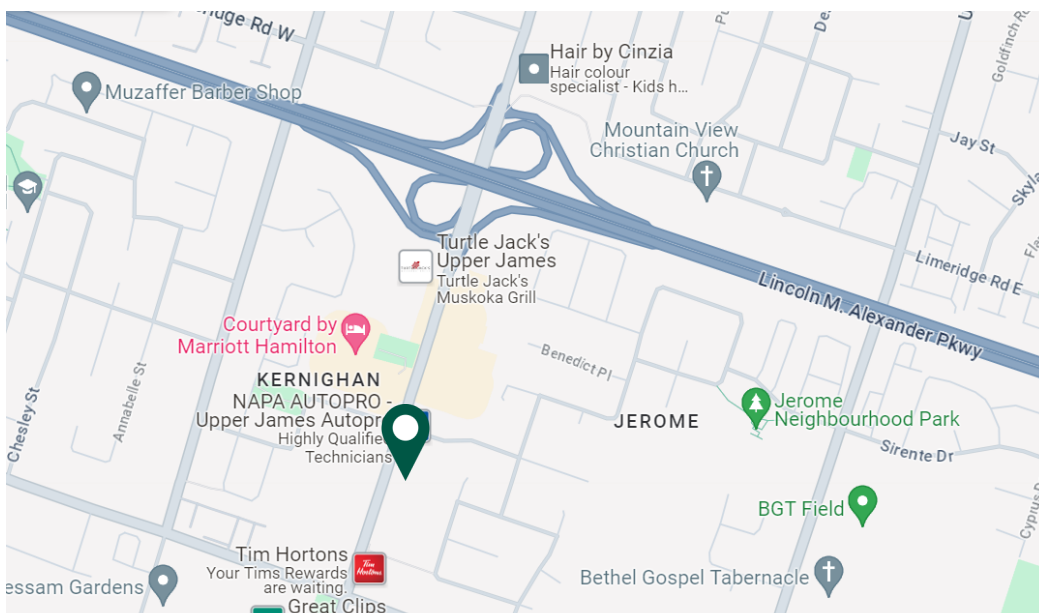
PROPERTY DETAILS

NET LEASE RATE	\$22.95 psf
ADDITIONAL RENT	\$9.76 psf
SIZE	7,407 sf
FLOORS	2 Floor
LAND SIZE	306.97' x 323.04'
PARKING	Plaza/Surface
PUBLIC TRANSIT	HSR Rte. 27
ZONING	C7



PROPERTY DETAILS

- Excellent, high traffic location on arterial Upper James Street with immediate access to The Lincoln M. Alexander Parkway
- Plaza anchored by popular local grocery store Denninger's Foods of the World
- Major commercial strip just south of Stone Church Rd abundant with retail and restaurants
- Public transit available at doorstep with connections to Downtown Hamilton



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